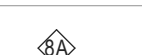
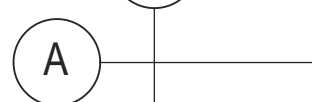
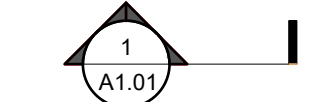
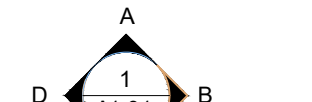
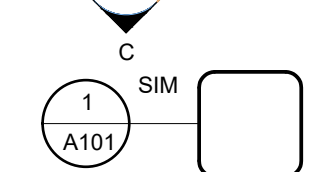
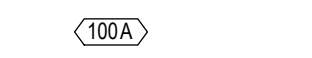
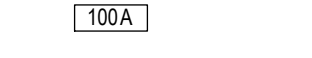
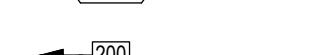
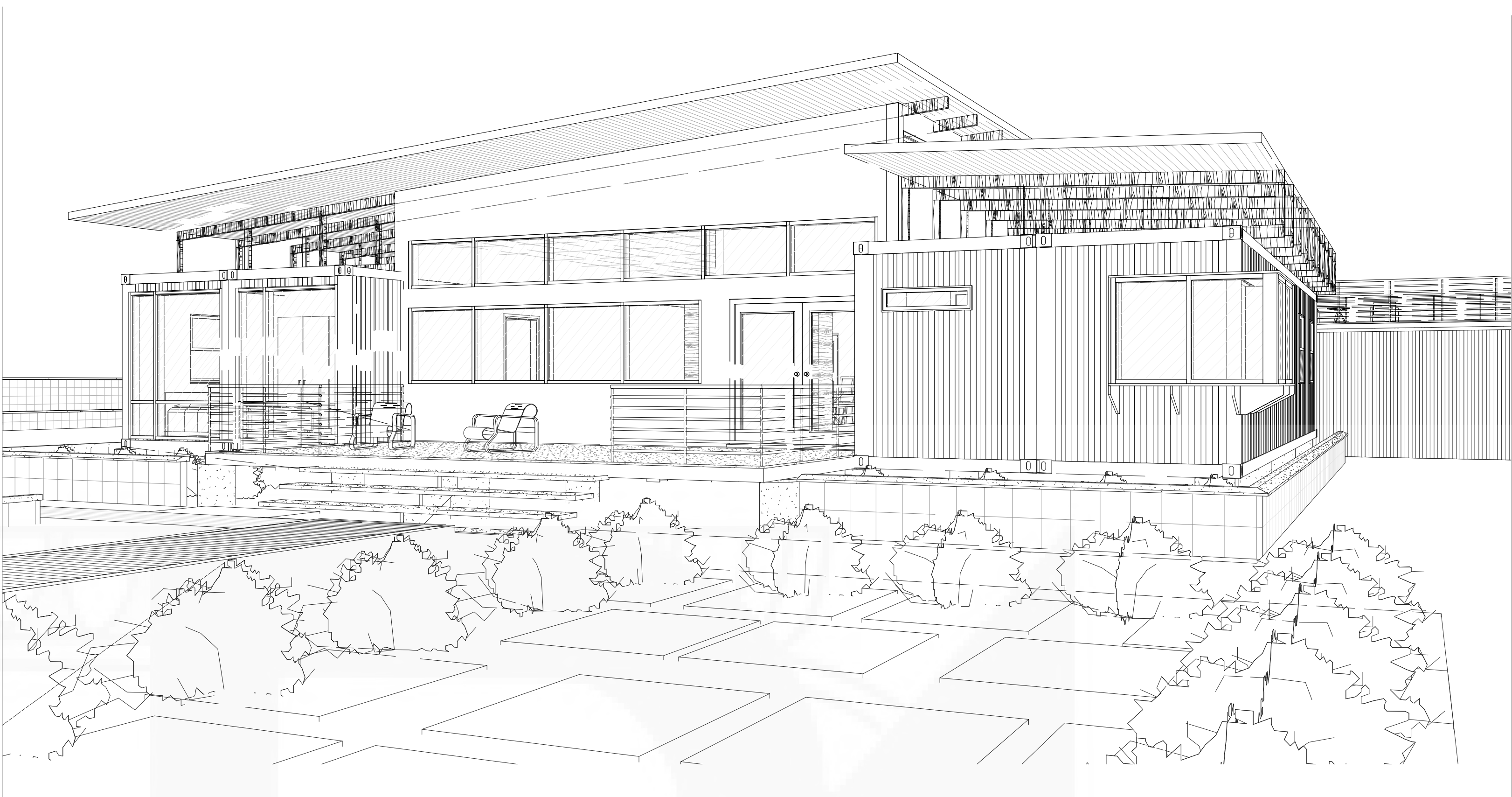


Abbreviations			
AC	Acoustical	NIC	Not in Contract
ADJ	Adjustable	NTS	Not to Scale
AFF	Above Finish Floor	NOM	Nominal
ALUM	Aluminum		
ANOD	Anodized	OC	On Center
APPROX	Approximate	OPP HD	Opposite Hand
		OPNG	Opening
		O/O	Outside face to outside face
BD	Board		
BTWN	Between	PF	Prefabricated
BRK	Brick	PLWD	Plywood
BOS	Back of Steel	PLMG	Plumbing
		PLAM	Plastic Laminate
CLG	Ceiling	PTD	Painted
CMU	Concrete Masonry Unit	PTN	Partition
COL	Column		
CONC	Concrete	RE	Refer to
CONT	Continuous	RES	Resilient
CPT	Carpet	RQD	Required
CLR	Clearance	RQS	Requirements
COOR	Coordinate	R	Radius
CL	Center Line	R/A	Return Air
CORR	Corridor	RAG	Return Air Grill
		RO	Rough Opening
DS	Downspout		
DTL	Detail	SC	Solid Core
DP	Deep	SQ	Square
DIA	Diameter	SQ FT	Square Footage
DRWG	Drawing	STRUCT	Structural
DIM	Dimension	SHT	Sheet
		SAN	Sanitary
EA	Each	SHT MTL	Sheet Metal
EDF	Electric Drinking Fountain	SIM	Similar
EQ	Equal	SS	Stainless Steel
EWC	Electric Water Cooler	STL	Steel
EWB	Electric Water Heater	SPEC	Specifications
EXG	Existing		
EJ	Expansion Point	STD	Standard
ELEC	Electrical	SUSP	Suspended
EXPD	Exposed		
FD	Flood Drain	TOB	Top of Brick
FEC	Fire Extinguisher Cabinet	TEL	Telephone
FF	Finish Floor	THK	Thick
FIXT	Fixture	TYP	Typical for similar conditions
FOB	Face of Brick	TCP	Textured Concrete paving
FV	Field Verify	TOP	Top of Paving
GA	Gauge	UNO	Unless Noted Otherwise
GALV	Galvanized		
GWB	Gypsum Wall Board	VOL	Volume
		VCT	Vinyl Composite Tile
		VIF	Verify in Field
HFS	Half Full Scale		
HM	Hollow Metal	VERT	Vertical
HC	Hollow Core	VWC	Vinyl Wall Covering
HDWR	Hardware		
HPC	Handicap	WC	Water Closet
HT	Height	WWF	Welded Wire Fabric
HORZ	Horizontal	W/	With
INSUL	Insulation	WP	Working Point
INT ELEV	Interior Elevation	WD	Wood
JT	Joint		
LAV	Lavatory		
MO	Masonry Opening		
MECH	Mechanical		
MFD	Manufactured		
MFR	Manufacturer		
MIN	Minimum		
MTD	Mounted		
MTRL	Material		
MBM	Metal Building Manufacturer		

Symbols

	PROPERTY LINE		PARTITION TYPE TAG
	CENTER LINE		ALIGN TAG
	MATCH LINE		CONTROL OR DATUM POINT
	COLUMN GRID		REVISION AND DELTA
	EXTERIOR ELEVATION		
	SECTION		
	INTERIOR ELEVATION		
	DETAIL REGION CALLOUT		
	DOOR TAG		
	WINDOW/STOREFRONT TAG		
	MATERIAL TAG		
	EQ-EQUIPMENT/FN-FURNITURE/PL-PLUMBING/MW-MILLWORK TAG		
	KEYNOTE TAG		



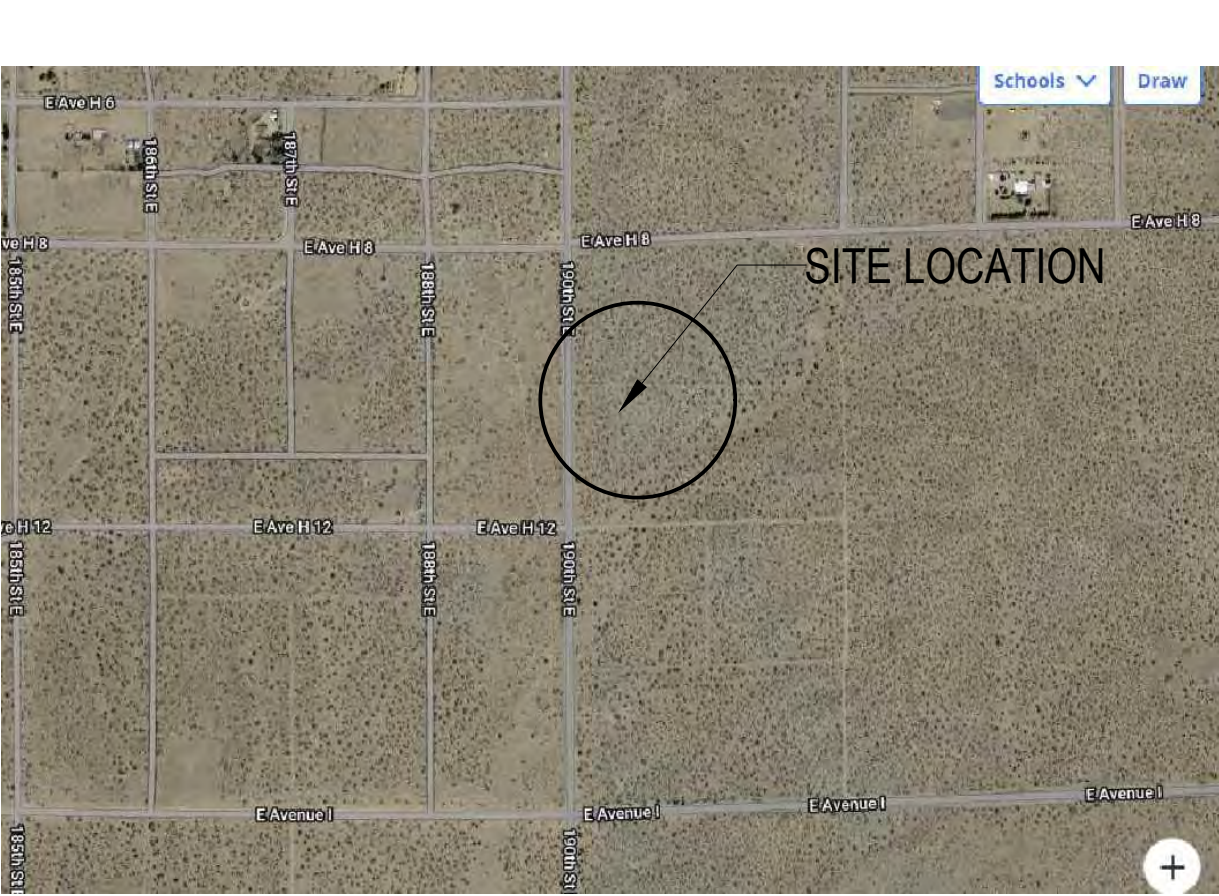
Referenced Codes

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE FOLLOWING INTERNATIONAL CODES, 2019 CALIFORNIA BUILDING STANDARDS CODE (CAL. CODE REGS., TITLE 24)
COMPLIANCE WITH CITY OF LANCASTER MUNICIPAL CODES.
CALGREEN CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), PART 11 OF TITLE 24
CBC CALIFORNIA BUILDING CODE (PART 2 OF TITLE 24)
2019 CALIFORNIA RESIDENTIAL CODE AND CALIFORNIA FIRE CODE.
CCR CALIFORNIA CODE OF REGULATIONS
CEBC CALIFORNIA EXISTING BUILDING CODE (PART 10 OF TITLE 24)
CEC CALIFORNIA ELECTRICAL CODE (PART 3 OF TITLE 24)
CEC CALIFORNIA ENERGY CODE (PART 6 OF TITLE 24)
CEC CALIFORNIA ENERGY COMMISSION
CMC CALIFORNIA MECHANICAL CODE (PART 4 OF TITLE 24)
CPC CALIFORNIA PLUMBING CODE (PART 5 OF TITLE 24)
CRSC CALIFORNIA REFERENCED STANDARDS CODE (PART 12 OF TITLE 24)
DPH IDENTIFIES CODE PROVISIONS BY THE DEPARTMENT OF PUBLIC HEALTH
IBC INTERNATIONAL BUILDING CODE
IFC INTERNATIONAL FIRE CODE
IEBC INTERNATIONAL EXISTING BUILDING CODE
IRC INTERNATIONAL RESIDENTIAL CODE
NEC NATIONAL ELECTRICAL CODE
NFPA NATIONAL FIRE PROTECTION ASSOCIATION

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Architectural

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A.014	PROPOSED HANGER FLOOR PLAN	C.2	EROSION & SEDIMENTATION CONTROL	E1.0	ELECTRICAL LEGEND
A.015	PROPOSED WEST & NORTH ELEVATIONS	C.3	DRAINAGE AREA MAP	E2.0	LIGHTING PLAN
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A.017	PROPOSED SECTIONS	C.5	SITE PLAN	E4.0	HANGER LIGHTING PLAN
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				P3.0	DRAINAGE PLAN



VICINITY MAP

Project Data

SCOPE OF WORK:
NEW RESIDENTIAL CONSTRUCTION, STORAGE AND DETACHED GARAGE.

PROPERTY ADDRESS:
ST. E AVE LANCASTER, CA 93535

LEGAL DESCRIPTION:
SEC. 12

INST. NO. 2018-1019471

ZONING CLASSIFICATION:
A2-5

APN: 3350-008-052

OCCUPANCY GROUP:
LOW DENSITY

CONSTRUCTION TYPE: TYPE V-B

SETBACKS/HEIGHT:
(P)FRONT/EAST SETBACK: 60'
(P) NORTH SETBACK: 88'-9"
(P) SOUTH SETBACK: 175'-10"
(P)REAR/WEST SETBACK: 181'
MAX. BUILDING HEIGHT: '

LOT SIZE: 48148.5 SF = 1.1 ACRES

TOTAL HABITABLE AREA: 2080 SF

FLOOR AREA RATIO (FAR):
2080/48148.5 X100 = 4.3%

Project Team

Owner: KN

Architect: PixelArch, LTD., Architecture and Civil, Structural & Mechanical Engineering

Civil Engineer:

PE on board:

Energy Consult LLC
(424) 247-7658
www.title24ez.com

Deferred Submittal

- ROOF TRUSS DESIGN
- FIRE SPRINKLER SYSTEM
- SOLAR ENERGY SYSTEM



PixelArch Ltd.

US Office:
2401 Calle De La Magdalena, unit 3896
Laguna Hills, CA 92653
Tel: (415) 316 7162 info@pixelarchltd.com
www.pixelarchltd.com

Project Name and Address:

NEW RESIDENCE
ST. E AVE. LANCASTER, CA 93535
APN: 3350-008-052

Seal:	
Revision Notes:	
Date	Description

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COVER SHEET

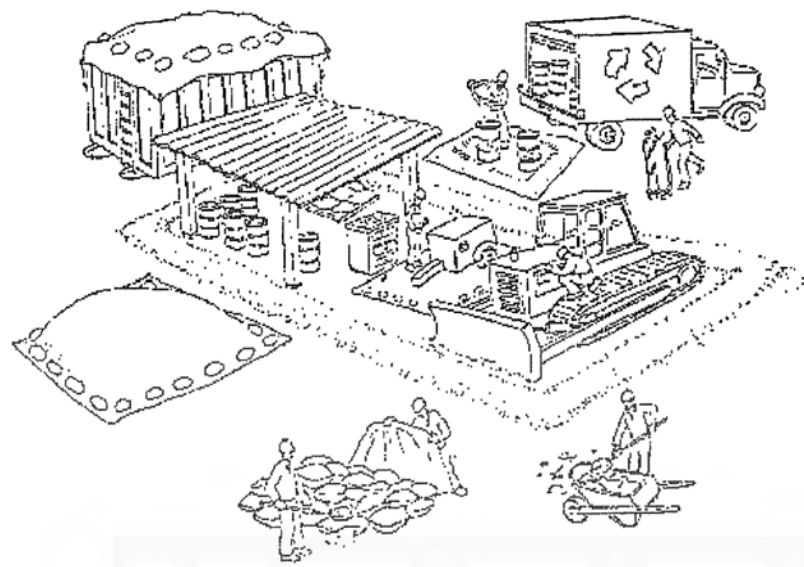
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A.001

Clean Bay Blue Print



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Francisco Bay. Construction activities can directly affect the health of creeks and the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines and the project specifications will ensure your compliance with City of Lancaster requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet (3 meters) from catch basins. All construction material must be covered with a tarp and contained with a perimeter control during wet weather or when rain is forecasted or when not actively being used within 14 days.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep or vacuum streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities. Comply with **City of Fremont** Ordinances for recycling construction materials, wood, gyp board, pipe, etc.
- ✓ Check dumpsters regularly for leaks and to make sure they are not overfilled. Repair or replace leaking dumpsters promptly.
- ✓ Cover all dumpsters with a tarp at the end of every work day or during wet weather.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state, and federal regulations.
- ✓ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecasted.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Dispose of all containment and cleanup materials properly.
- ✓ Report any hazardous materials spills immediately! Dial 911

Construction Entrances and Perimeter

- ✓ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ✓ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking.

Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it will not collect in the street.
- ✓ Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.



- ✓ Earth moving activities are only allowed during dry weather by permit and as approved by the City Inspector in the Field.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.

- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and manage disposal of contaminated soil according to their instructions.

Dewatering operations

- ✓ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off site shall be directed away from all disturbed areas or shall collectively be in compliance.
- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to notify and obtain approval from the Engineer before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

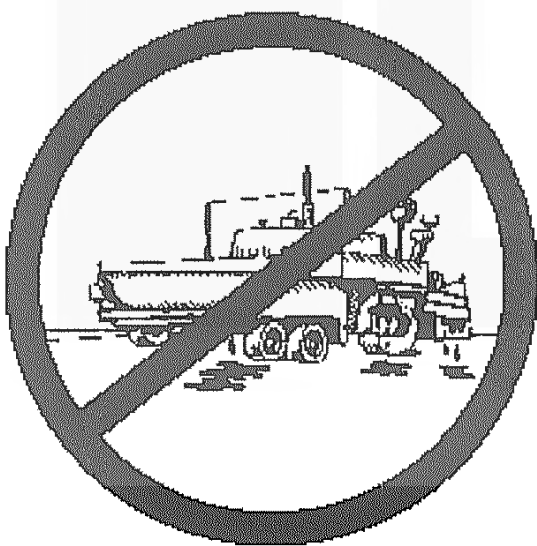


Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.



Concrete, grout, and mortar storage & waste disposal

- ✓ Store concrete, grout, and mortar under cover, on pallets, and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or into contained washout areas that will not allow discharge of wash water onto the underlying soil or onto the surrounding areas.
- ✓ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal off site.



Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.



Landscape Materials

- ✓ Contain, cover, and store on pallets all stockpiled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
- ✓ Discontinue the application of any erodible landscape material within 2 days of forecasted rain and during wet weather.

Storm drain polluters may be liable for fines of \$10,000 or more per day!

For references and more detailed information:
www.cleanwaterprogram.org
www.cabmphandbooks.com

2019 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply. (01/2020)

Building Envelope Measures:	
§ 110.6(a)1:	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283 or AAMA/WDMA/CSA 101/I. S.2/A440-2011.*
§ 110.6(a)5:	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.*
§ 110.7:	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(j) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	Ceiling and Rafter Roof Insulation. Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.*
§ 150.0(b):	Loose-fill Insulation. Loose fill insulation must meet the manufacturer’s required density for the labeled R-value.
§ 150.0(c):	Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B.*
§ 150.0(d):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
§ 150.0(f):	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	Vapor Retarder. In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2:	Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.*
Fireplaces, Decorative Gas Appliances, and Gas Log Measures:	
§ 110.5(e)	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.*
§ 150.0(e)3:	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*
Space Conditioning, Water Heating, and Plumbing System Measures:	
§ 110.0-§ 110.3:	Certification. Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.*
§ 110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K.*
§ 110.2(b):	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.*
§ 110.2(c):	Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*
§ 110.3(c)4:	Water Heating Recirculation Loops Serving Multiple Dwelling Units. Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)4.
§ 110.3(c)6:	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§ 110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters.*
§ 150.0(h)1:	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(h)3A:	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer
§ 150.0(h)3B:	Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer’s instructions.
§ 150.0(j)1:	Storage Tank Insulation. Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(j)2A:	Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in Section 609.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.7: the first five feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is: associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures.*
§ 150.0(j)3:	Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the unused conductor must be labeled with the word “spare” and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words “Future 240V Use”; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.
§ 150.0(n)2:	Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 150.0(n)3:	Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.
Ducts and Fans Measures:	
§ 110.8(d)3:	Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	CMC Compliance. All air-distribution system ducts and plenums must meet the requirements of the CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.*
§ 150.0(m)2:	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	Protection of Insulation. Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)10:	Porous Inner Core Flex Duct. Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)11:	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.
§ 150.0(m)12:	Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Pressure drops and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service.*
§ 150.0(m)13:	Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.*



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2019 LOW-RISE
RESIDENTIAL
MANDATORY
MEASURES SUMMARY

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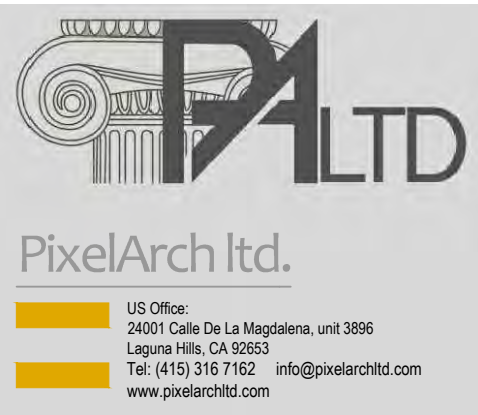
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2019 Low-Rise Residential Mandatory Measures Summary

Requirements for Ventilation and Indoor Air Quality:	
§ 150.0(o)1:	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.
§ 150.0(o)1C:	Single Family Detached Dwelling Units. Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(o)1C.
§ 150.0(o)1E:	Multifamily Attached Dwelling Units. Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.3 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.
§ 150.0(o)1F:	Multifamily Building Central Ventilation Systems. Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must be within 20 percent of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.
§ 150.0(o)1G:	Kitchen Range Hoods. Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(o)2:	Field Verification and Diagnostic Testing. Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. A kitchen range hood must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by HVI to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.
Pool and Spa Systems and Equipment Measures:	
§ 110.4(a):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.*
§ 110.4(b)1:	Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*
Lighting Measures:	
§ 110.9:	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*
§ 150.0(k)1A:	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A.
§ 150.0(k)1B:	Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)1C:	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C.
§ 150.0(k)1D:	Electronic Ballasts for Fluorescent Lamps. Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	Night Lights, Step Lights, and Path Lights. Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
§ 150.0(k)1F:	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).*
§ 150.0(k)1G:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*
§ 150.0(k)1H:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.*
§ 150.0(k)2C:	Interior Switches and Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.*
§ 150.0(k)2D:	Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2E:	Interior Switches and Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)2F:	Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.9.

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(k)2G:	Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with control requirements as it: provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.0(e); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	Interior Switches and Controls. A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.
§ 150.0(k)2I:	Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
§ 150.0(k)2J:	Interior Switches and Controls. Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.*
§ 150.0(k)2K:	Interior Switches and Controls. Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.0(k)3A:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either § 150.0(k)3Aii (photocell and either a motion sensor or automatic time switch control) or § 150.0(k)3Aiii (astronomical time clock), or an EMCS.
§ 150.0(k)3B:	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches; and residential parking lots and carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)4:	Internally illuminated address signs. Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(k)5:	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be comply with Table 150.0-A and be controlled by an occupant sensor.
§ 150.0(k)6B:	Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must: i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.
Solar Ready Buildings:	
§ 110.10(a)1:	Single Family Residences. Single family residences located in subdivisions with 10 or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	Low-rise Multifamily Buildings. Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1:	Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy.*
§ 110.10(b)2:	Azimuth. All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true north.
§ 110.10(b)3A:	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.*
§ 110.10(b)3B:	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.*
§ 110.10(b)4:	Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e)1:	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".



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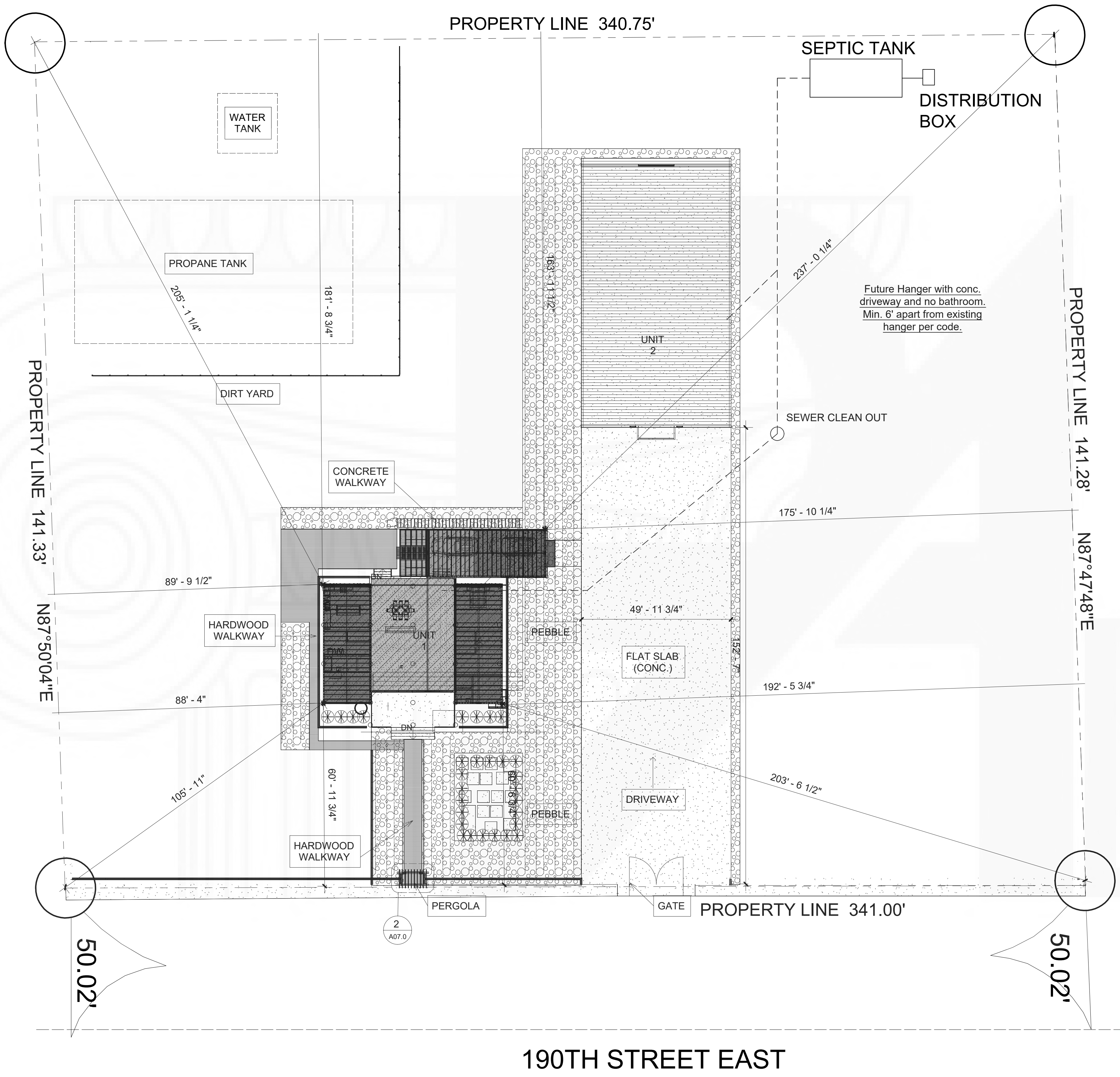
2019 LOW-RISE RESIDENTIAL MANDATORY MEASURES SUMMARY

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1 SITE PLAN
SCALE: 1/4"=1'-0"

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1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PERFORM CONSTRUCTION AS PER PLANS. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. ANY ADDITIONS, DELETIONS, OR CHANGES SHALL FIRST MEET THE APPROVAL OF THE ARCHITECT AND THE OWNER.
2. EXISTING UTILITY INFORMATION SHOWN IS NOT GUARANTEED TO BE ACCURATE AND ALL INCLUSIVE. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR IN ADVANCE OF HIS CONSTRUCTION. ANY CONFLICT OR DISCREPANCY DISCOVERED MUST IMMEDIATELY BE BROUGHT TO THE ENGINEER'S ATTENTION.
3. THE CONTRACTOR ON BEHALF OF THE OWNER, SHALL OBTAIN ALL CONSTRUCTION PERMITS PRIOR TO THE COMMENCEMENT OF WORK.
4. ANY DAMAGE TO EXISTING PUBLIC UTILITIES MUST BE REPAIRED IMMEDIATELY. THE CONTRACTOR MUST NOTIFY THE APPROPRIATE UTILITY OWNER, WHO WILL MAKE THE REPAIRS AT THE CONTRACTOR'S EXPENSE.
5. THE WORK AREA SHALL BE BARRICADED AND ILLUMINATED DURING DARKNESS AND PERIODS OF INACTIVITY, WHEN IN AN AREA OF DIRECT PUBLIC ACCESS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STORAGE OF MATERIAL AND EQUIPMENT IN A SAFE AND WORKMAN LIKE MANNER TO PREVENT INJURIES, DURING AND AFTER WORKING HOURS UNTIL PROJECT COMPLETION. THERE SHALL BE NO PAYMENT MADE TO THE CONTRACTOR FOR STORED MATERIAL.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING THE PARKING LOTS AND ROADWAYS, AND FINISH GRADE ELEVATIONS THROUGHOUT THE ENTIRE SITE.
8. THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT IN THE FIELD FOR INSPECTION BY THE ARCHITECT. THE CONTRACTOR SHALL NOT PROCEED UNTIL HE RECEIVES WRITTEN APPROVAL FROM THE ARCHITECT.
9. ALL DIMENSIONS ARE TO FACE OF STRUCTURE/FACE OF CURB, UNLESS NOTED OTHERWISE.
10. THE CONTRACTOR SHALL CHECK ALL GRADES AND FINAL DIMENSIONS ON THE GROUND AND REPORT ANY DISCREPANCIES IMMEDIATELY TO ARCHITECT.
11. FINISHED GRADES ADJACENT TO BUILDING SHALL HAVE A MINIMUM 2% SLOPE AWAY FROM BUILDING FOR POSITIVE DRAINAGE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL EXCESS MATERIAL. EXCESS MATERIAL SHALL BE SPREAD AND COMPACTED IN CONTROLLED FILL CONDITION, IF REQUIRED.
13. PROVIDE SMOOTH AND UNIFORM TRANSITIONS BETWEEN GRADE CHANGES THROUGHOUT THE ROAD AND PARKING AREA.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ANY TEMPORARY EROSION CONTROL THAT MAY BE REQUIRED BY STATE OR LOCAL AGENCIES..

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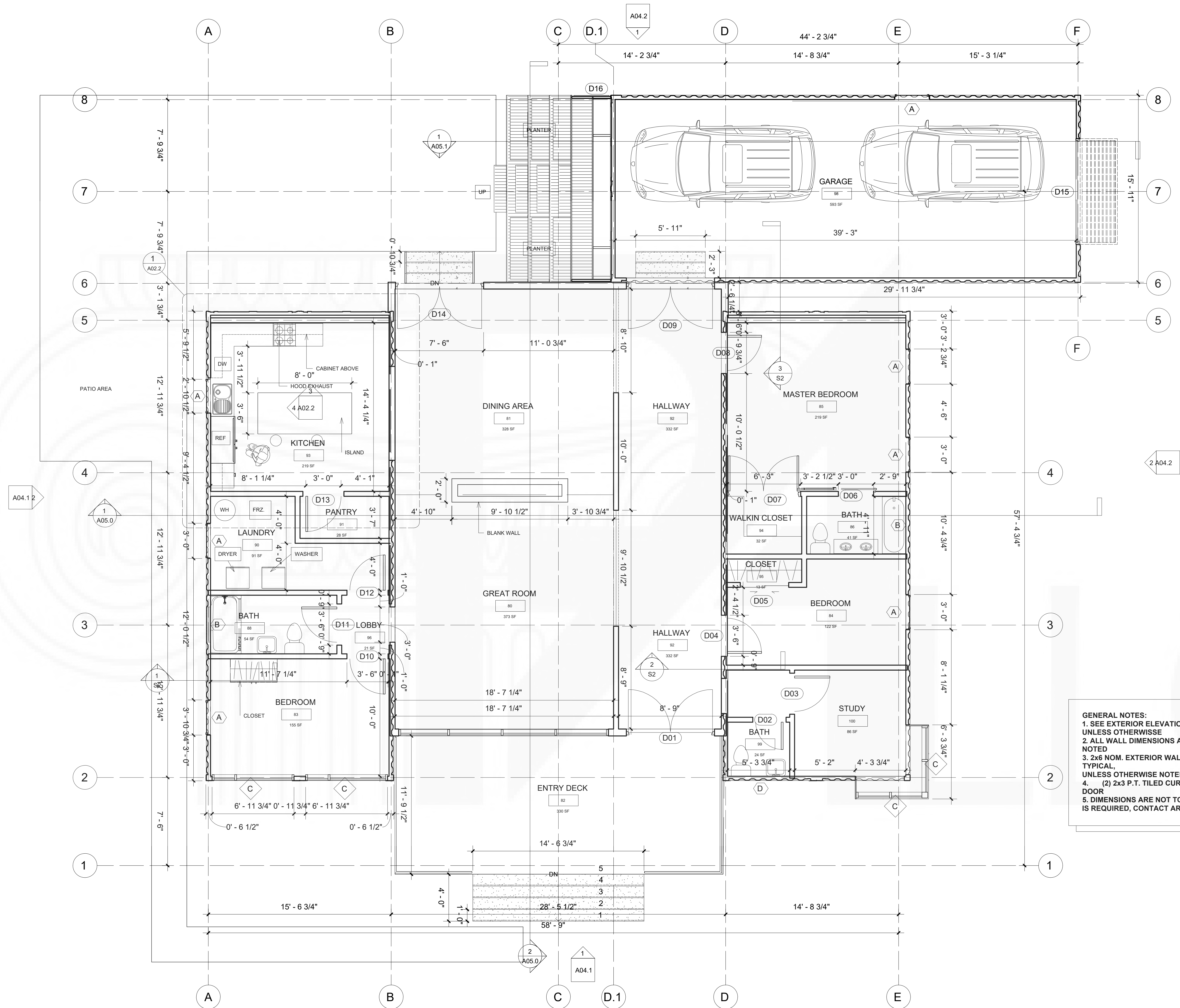
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GENERAL NOTES:
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2. ALL WALL DIMENSIONS ARE TO FACE OF STUD/ FRAMING, UNLESS OTHERWISE NOTED
3. 2x6 NOM. EXTERIOR WALL FRAMING & 2x4 NOM. INTERIOR WALL FRAMING, TYPICAL, UNLESS OTHERWISE NOTED.
4. (2) 2x3 P.T. TILED CURB @ SHOWER ENCLOSURE w/ TEMP. FRAMELESS GLASS & DOOR
5. DIMENSIONS ARE NOT TO BE SCALED FROM THE DRAWINGS. WHERE CLARITY IS REQUIRED, CONTACT ARCHITECT OR ENGINEER

1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

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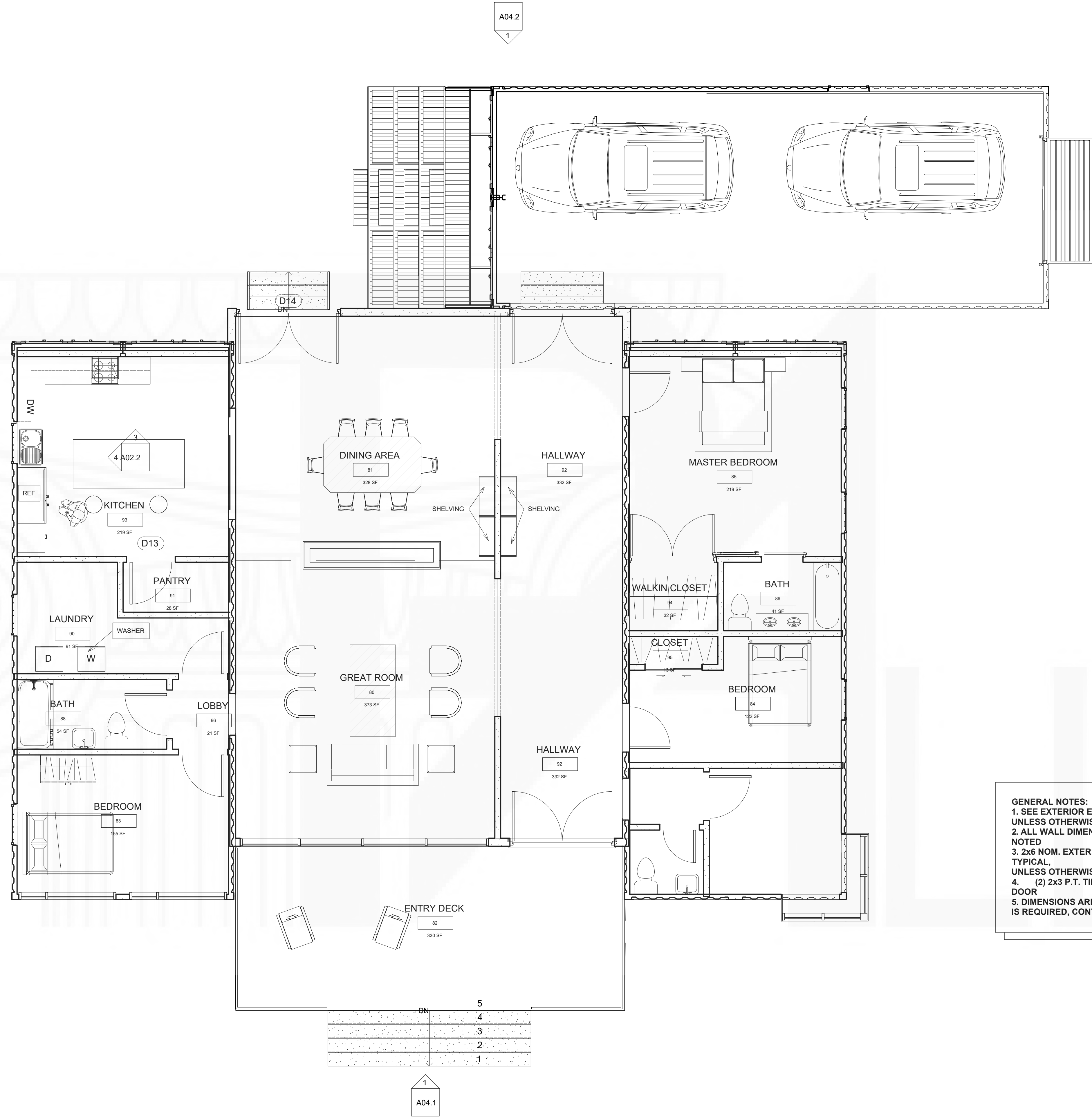
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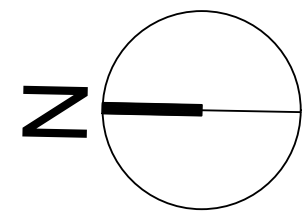
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1 FURNITURE PLAN
SCALE: 1/4"=1'-0"



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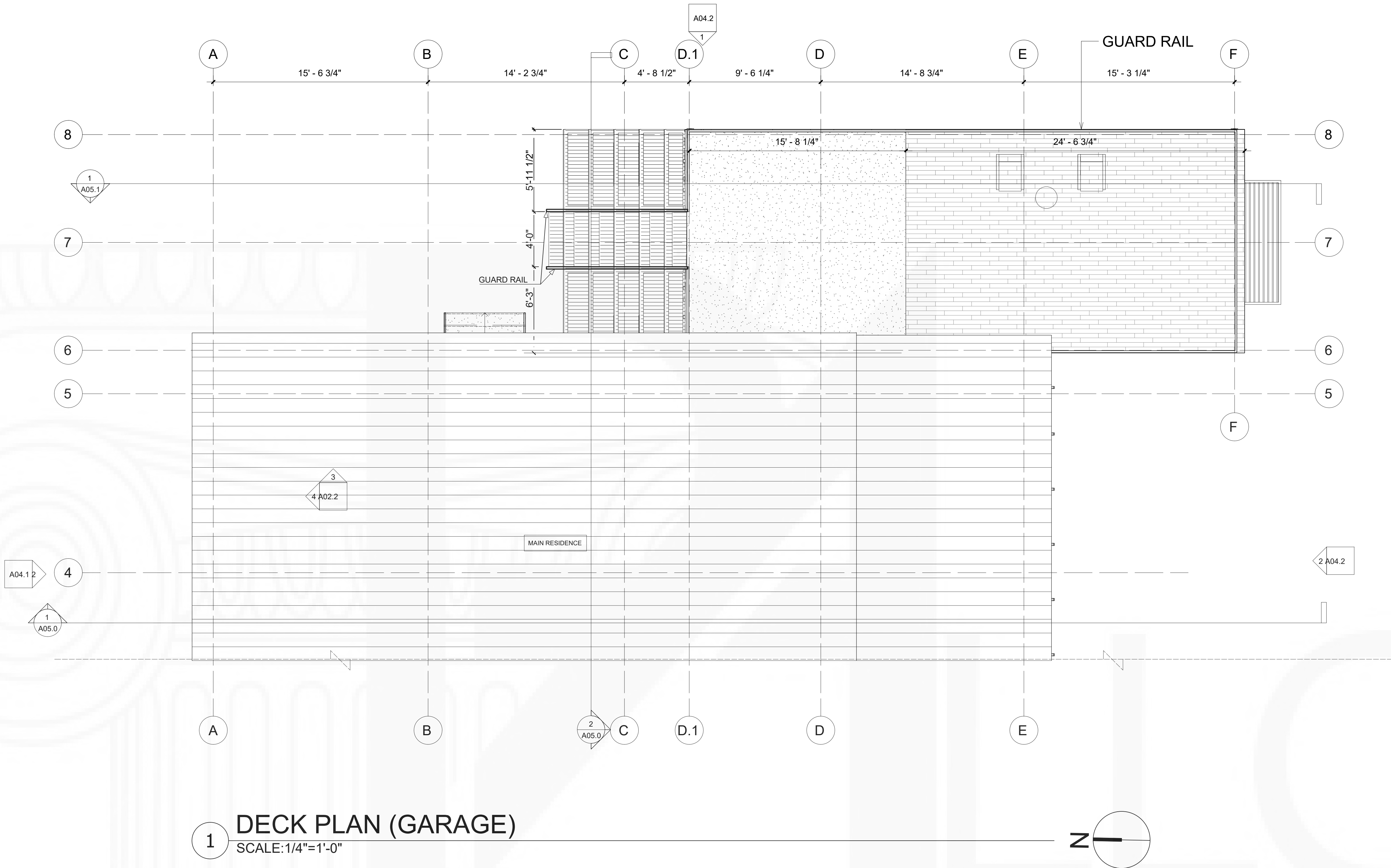
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PLAN**

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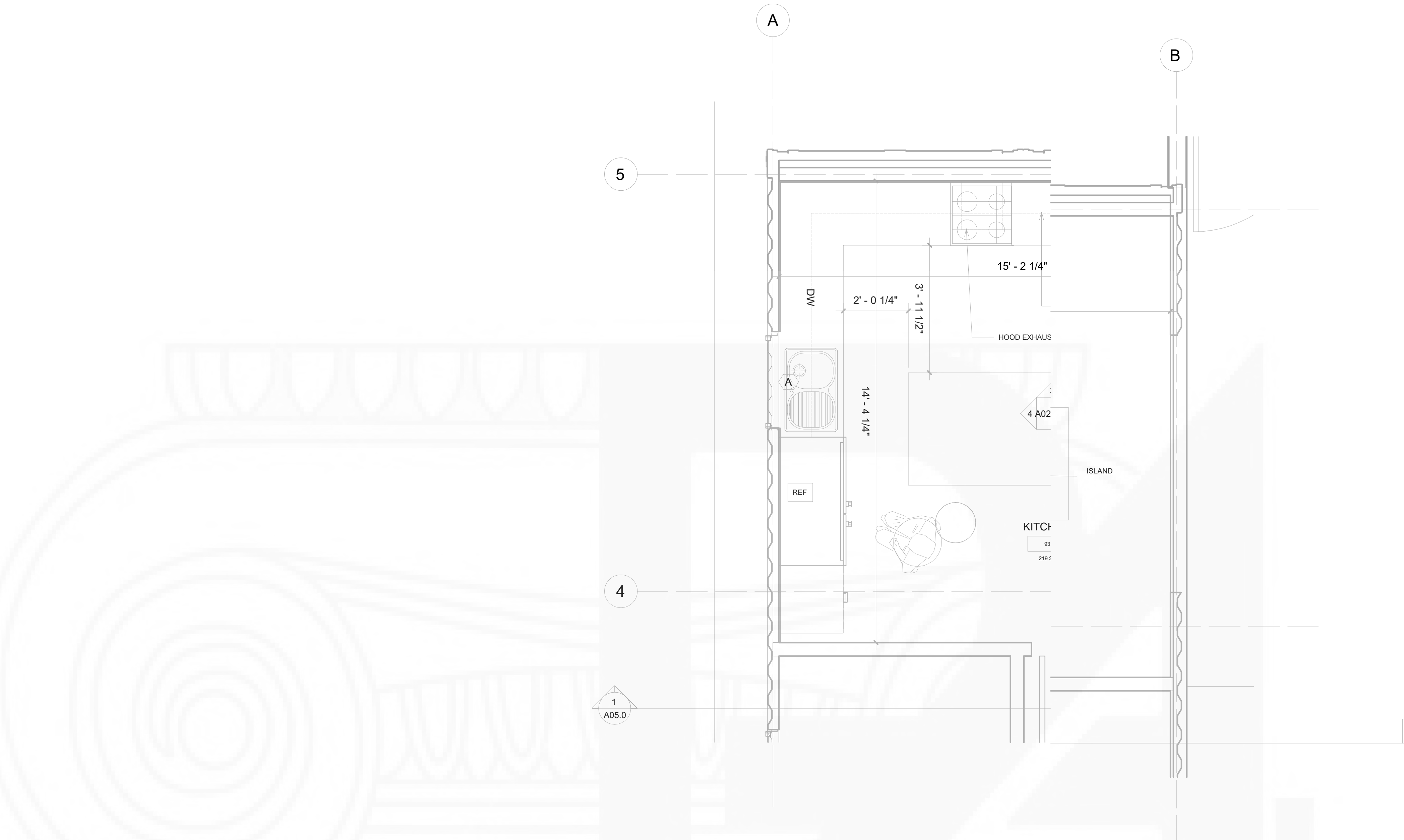
PROPOSED
ENLARGED KITCHEN
PLAN

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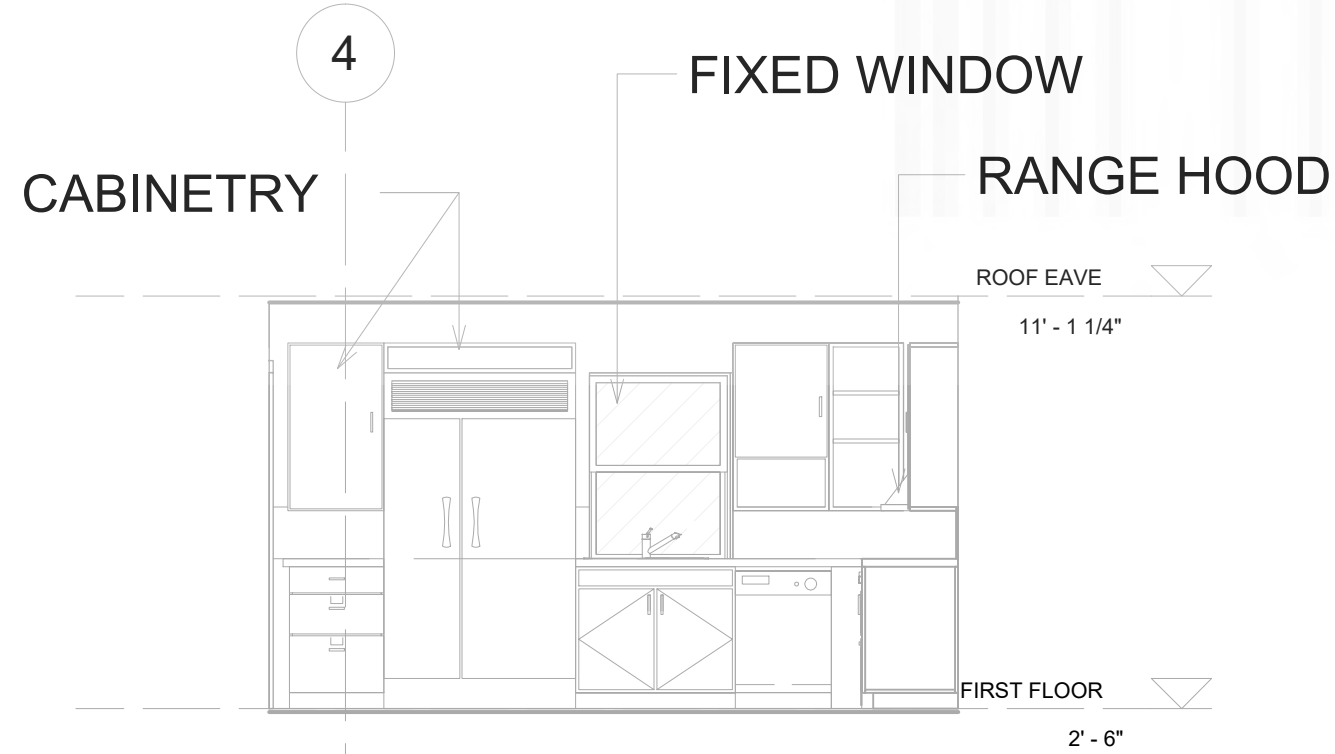
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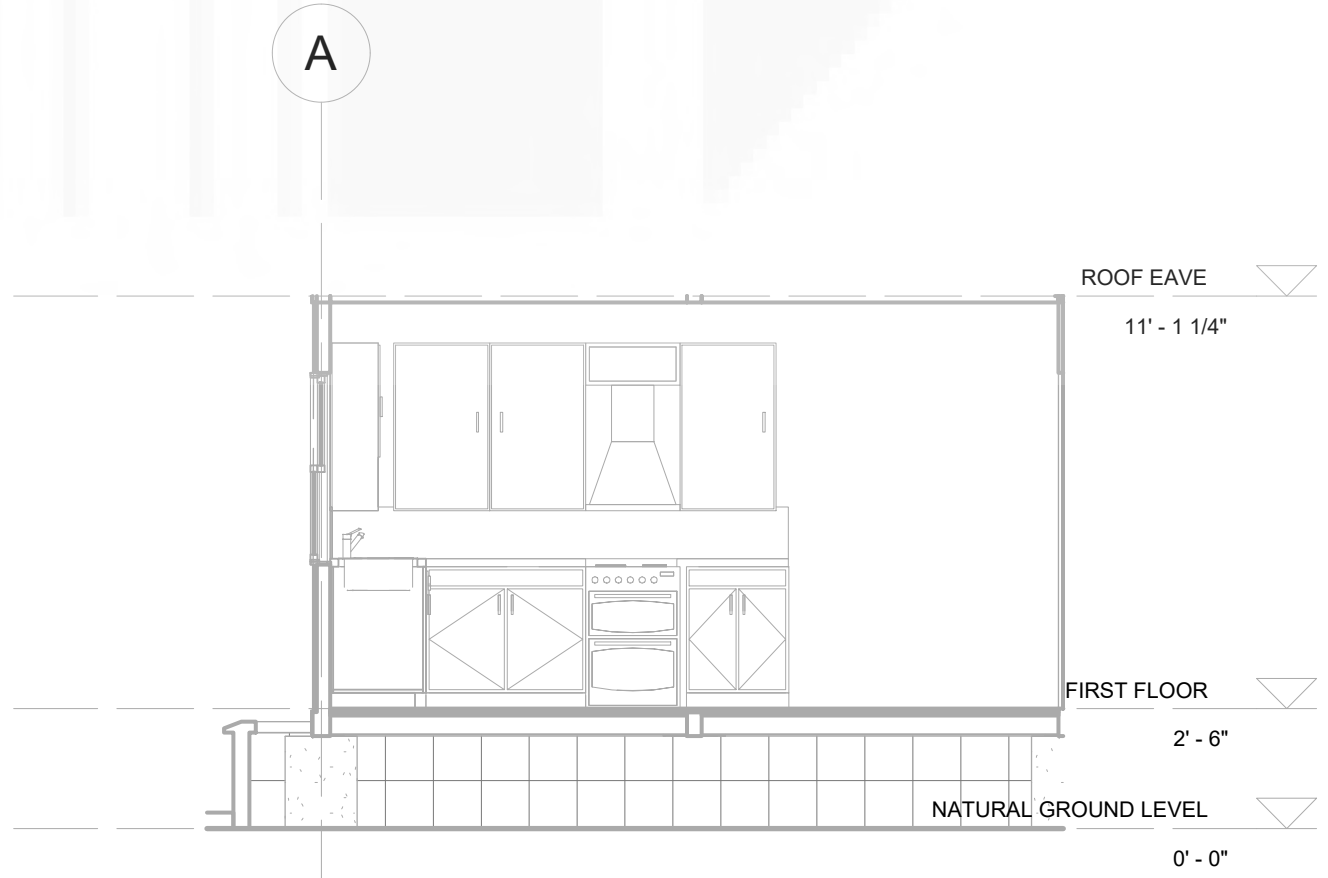
A.013



1 KITCHEN
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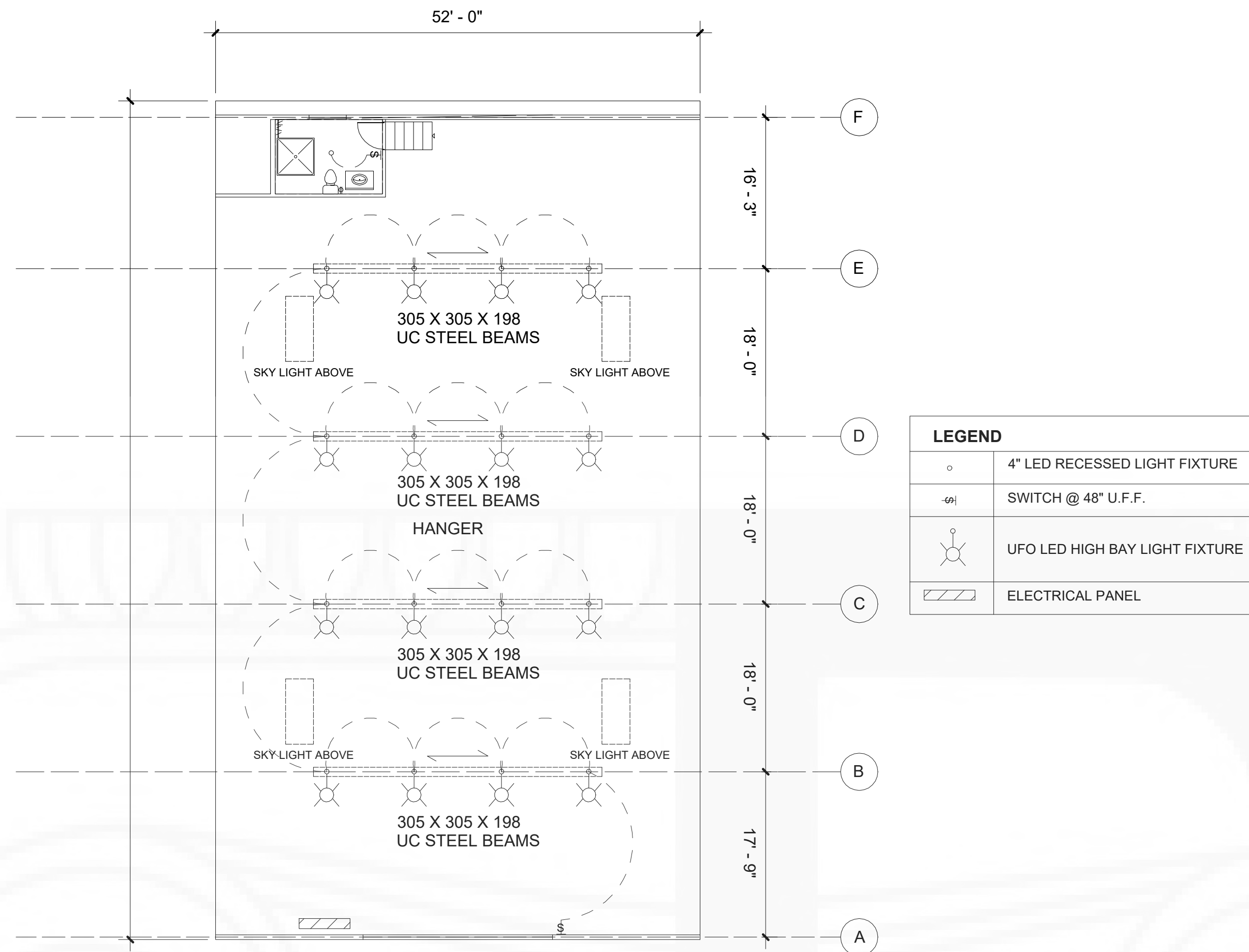
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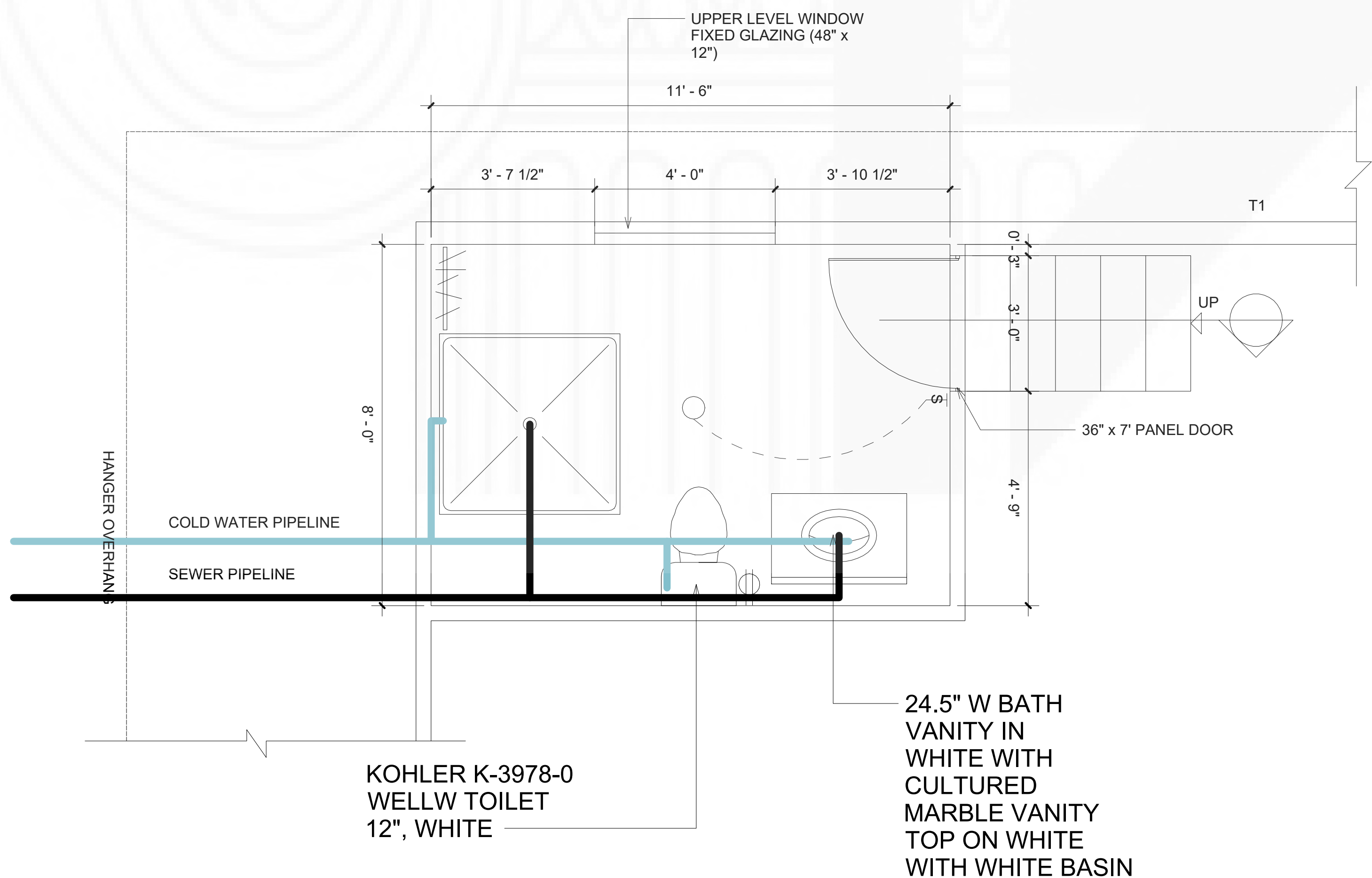
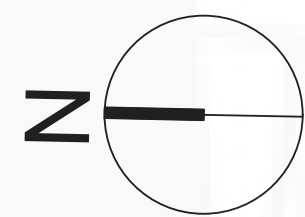
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GENERAL NOTES:

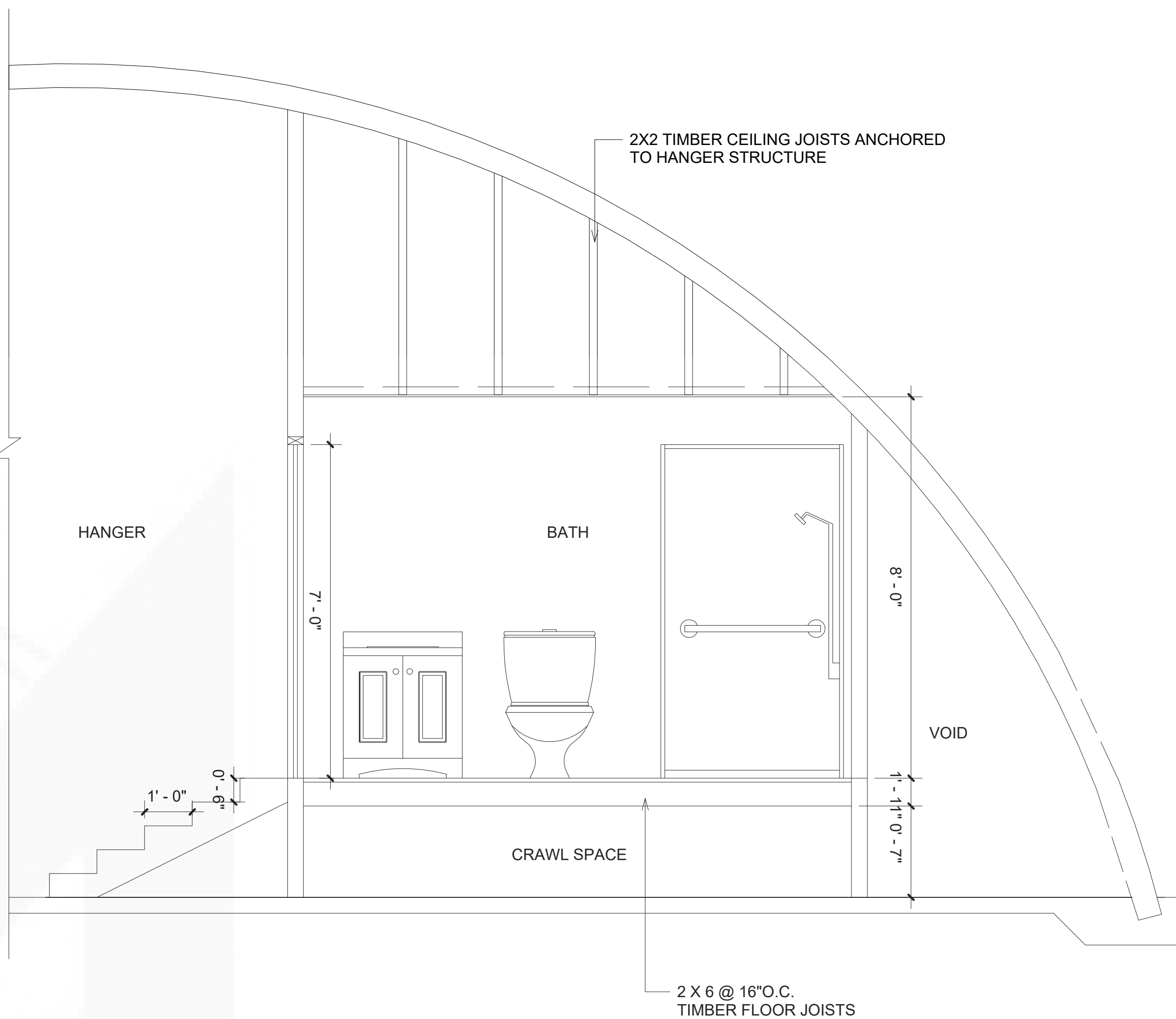
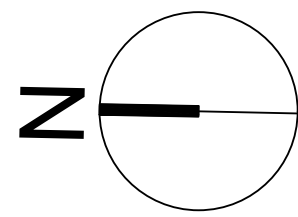
1. SEE EXTERIOR ELEVATIONS & SECTIONS FOR ALL R.O.& TOP PLATE HEIGHTS UNLESS OTHERWISE NOTED
2. ALL WALL DIMENSIONS ARE TO FACE OF STUD/FRAMING, UNLESS OTHERWISE NOTED.
3. 2X6 NOM. EXTERIOR WALL FRAMING & 2X4 NOM INTERIOR WALL FRAMING, TYPICAL, UNLESS OTHERWISE NOTED.
4. (2) 2X3 P.T. TILED CURB @ SHOWER ENCLOSURE w/ TEMP. FRAME LESS GLASS & DOOR.
5. DIMENSIONS ARE NOT TO BE SCALED FROM THE DRAWINGS. WHERE CLARITY IS REQUIRED, CONTACT ARCHITECT OR ENGINEER.



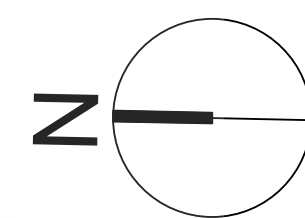
1 HANGER FLOOR PLAN
SCALE: 1/4"=1'-0"



1 FLOOR PLAN (BATH)
SCALE: 1/4"=1'-0"



1 SECTION T1
SCALE: 1/4"=1'-0"



- GENERAL NOTES:**
1. SEE EXTERIOR ELEVATIONS & SECTIONS FOR ALL R.O. & TOP PLATE HEIGHTS, UNLESS OTHERWISE NOTED
 2. ALL WALL DIMENSIONS ARE TO FACE OF STUD/ FRAMING, UNLESS OTHERWISE NOTED
 3. 2x6 NOM. EXTERIOR WALL FRAMING & 2x4 NOM. INTERIOR WALL FRAMING, TYPICAL, UNLESS OTHERWISE NOTED.
 4. (2) 2x3 P.T. TILED CURB @ SHOWER ENCLOSURE w/ TEMP. FRAMELESS GLASS & DOOR
 5. DIMENSIONS ARE NOT TO BE SCALED FROM THE DRAWINGS. WHERE CLARITY IS REQUIRED, CONTACT ARCHITECT OR ENGINEER

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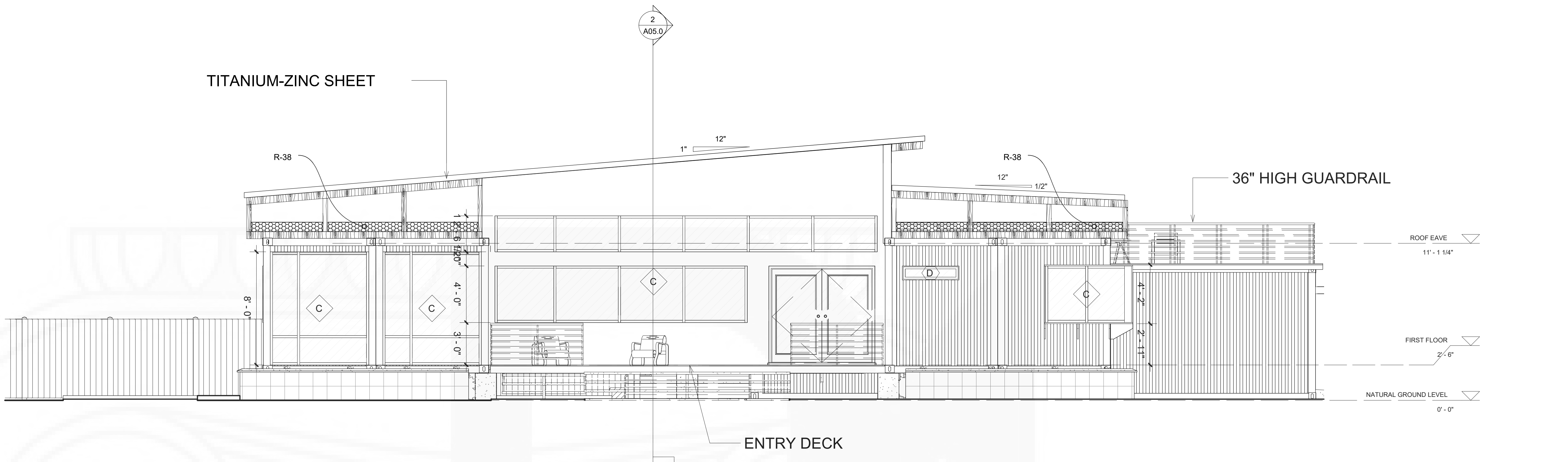
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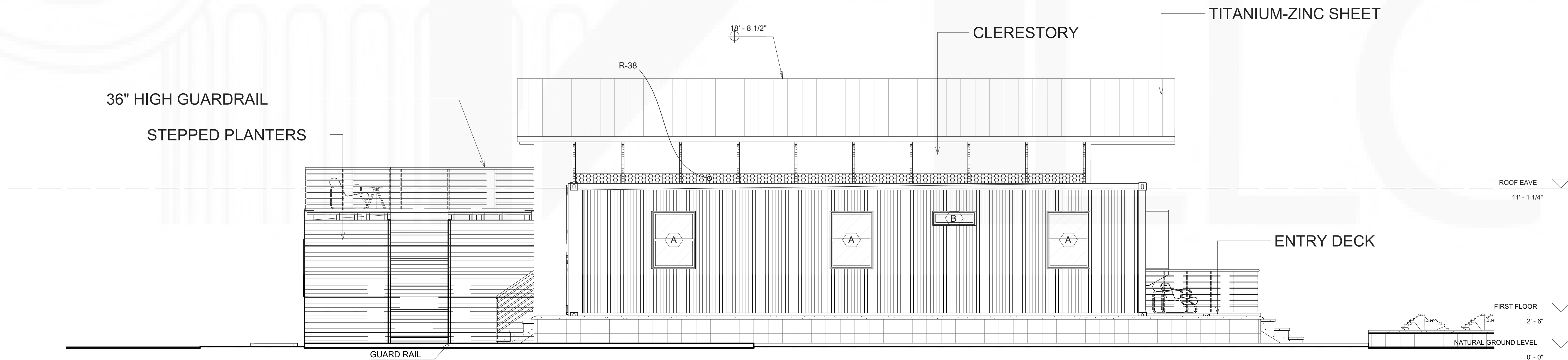
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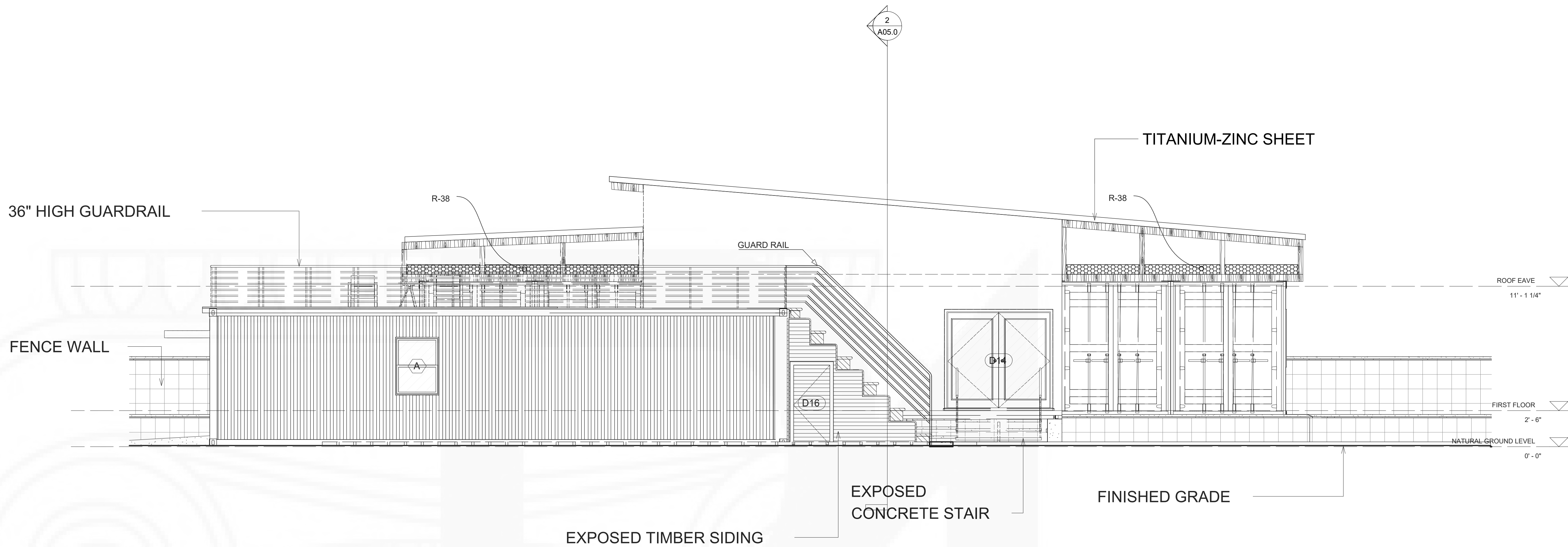
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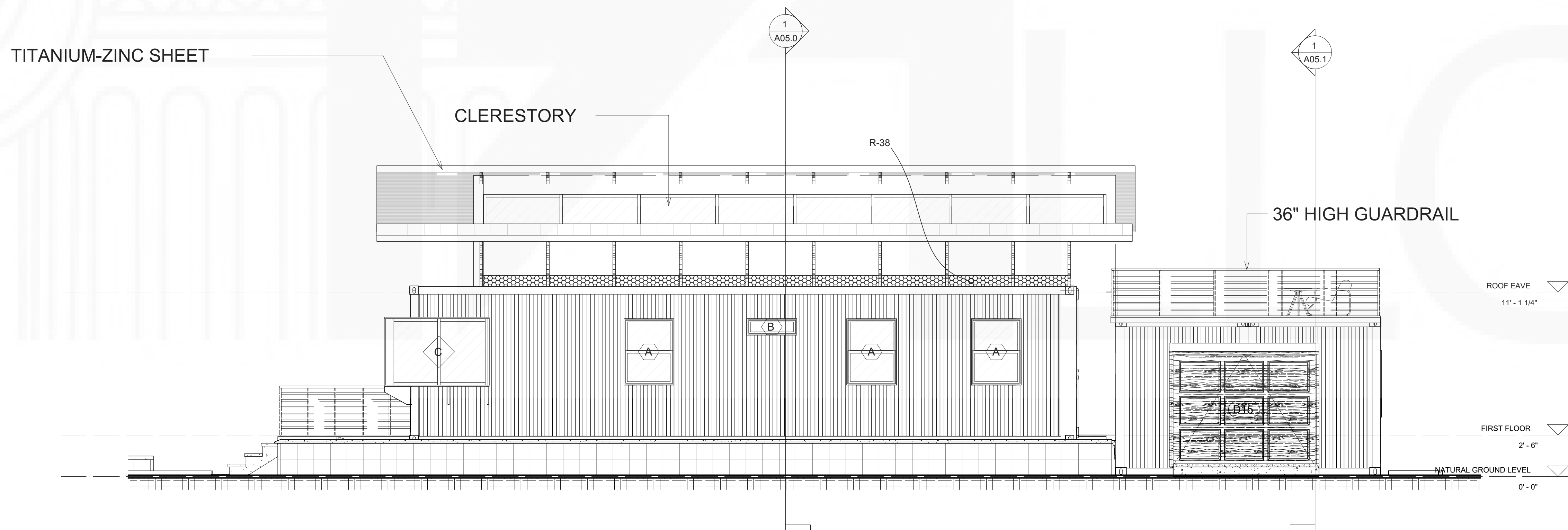
1 WEST ELEVATION
SCALE: 1/4"=1'-0"



1 NORTH ELEVATION
SCALE: 1/4"=1'-0"



1 EAST ELEVATION
SCALE: 1/4"=1'-0"



1 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

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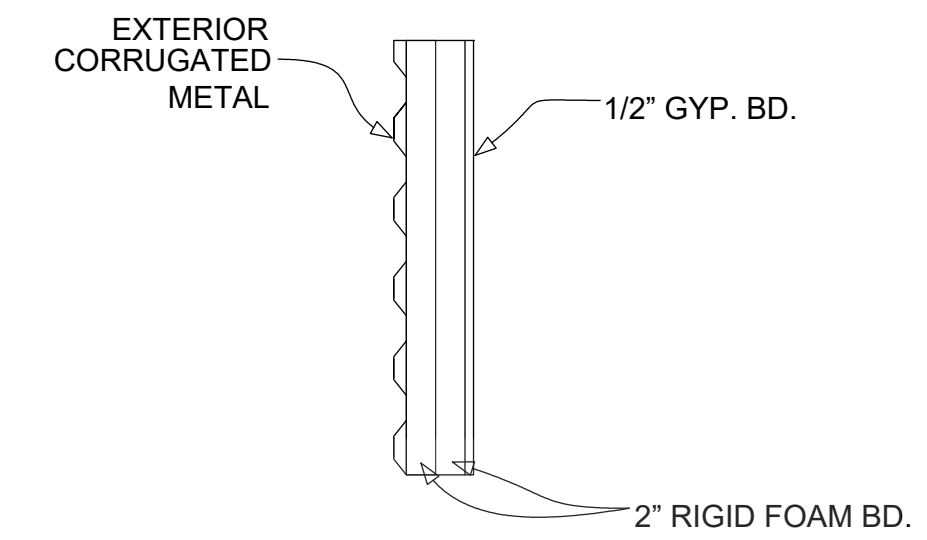
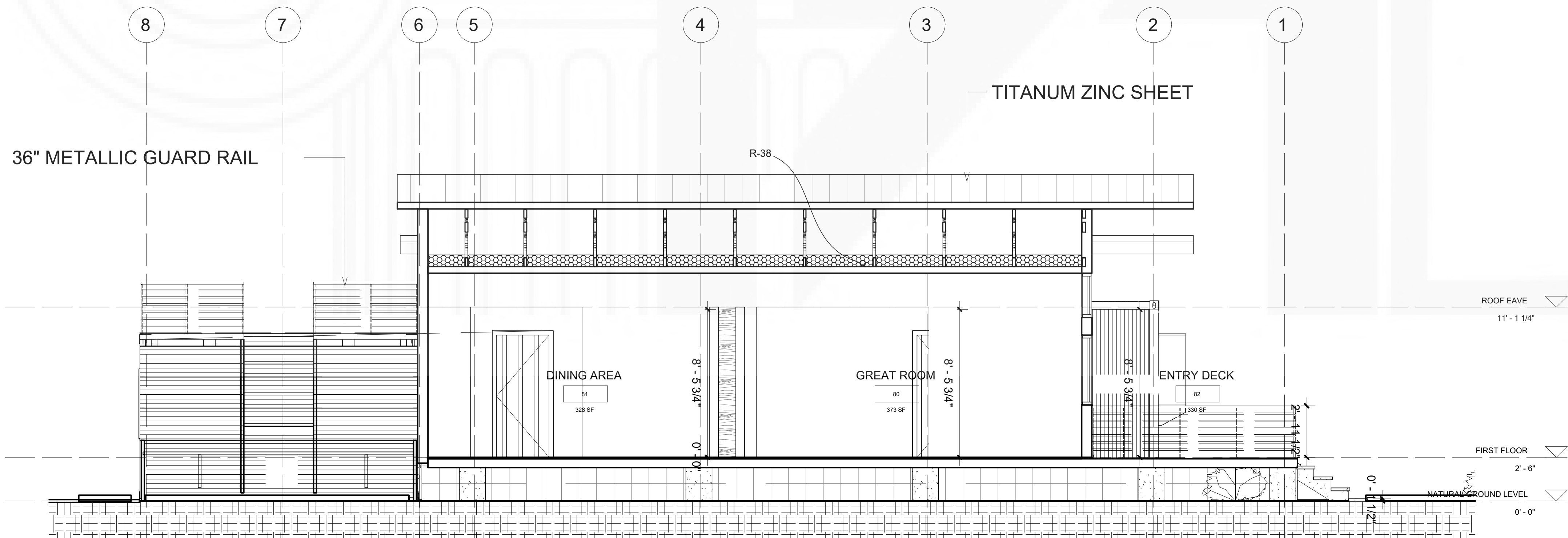
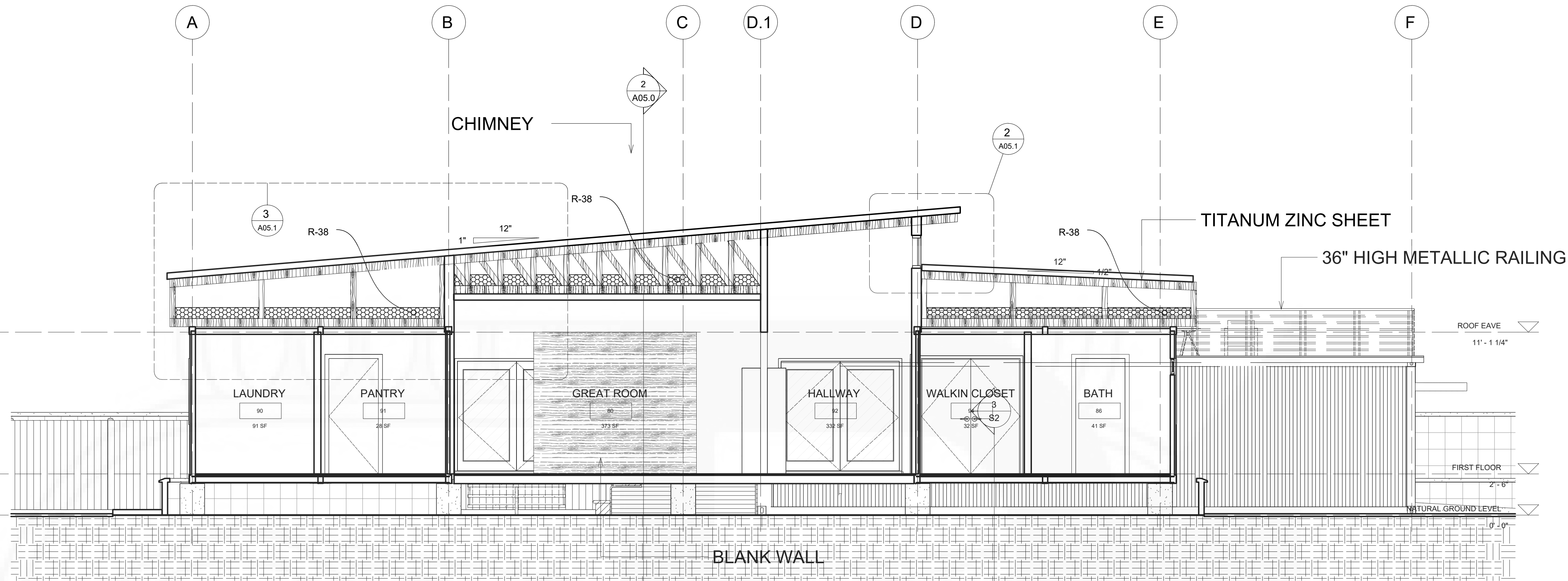
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PROPOSED EAST & SOUTH
ELEVATIONS

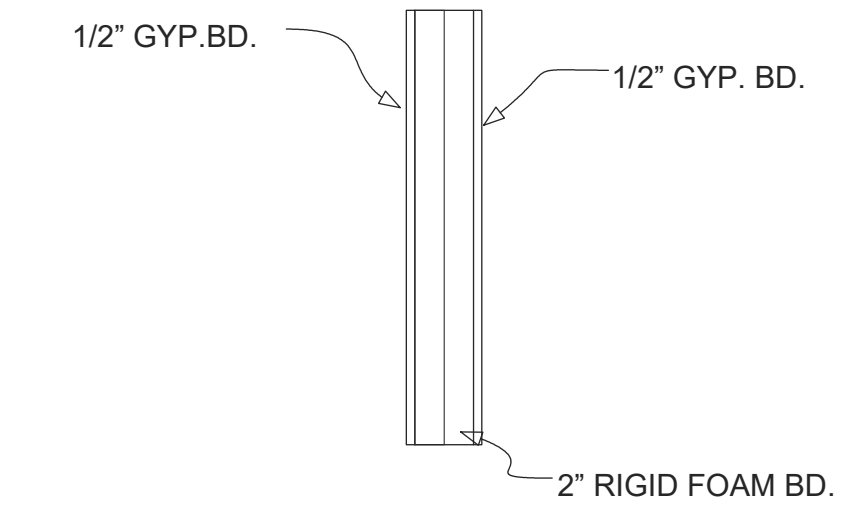
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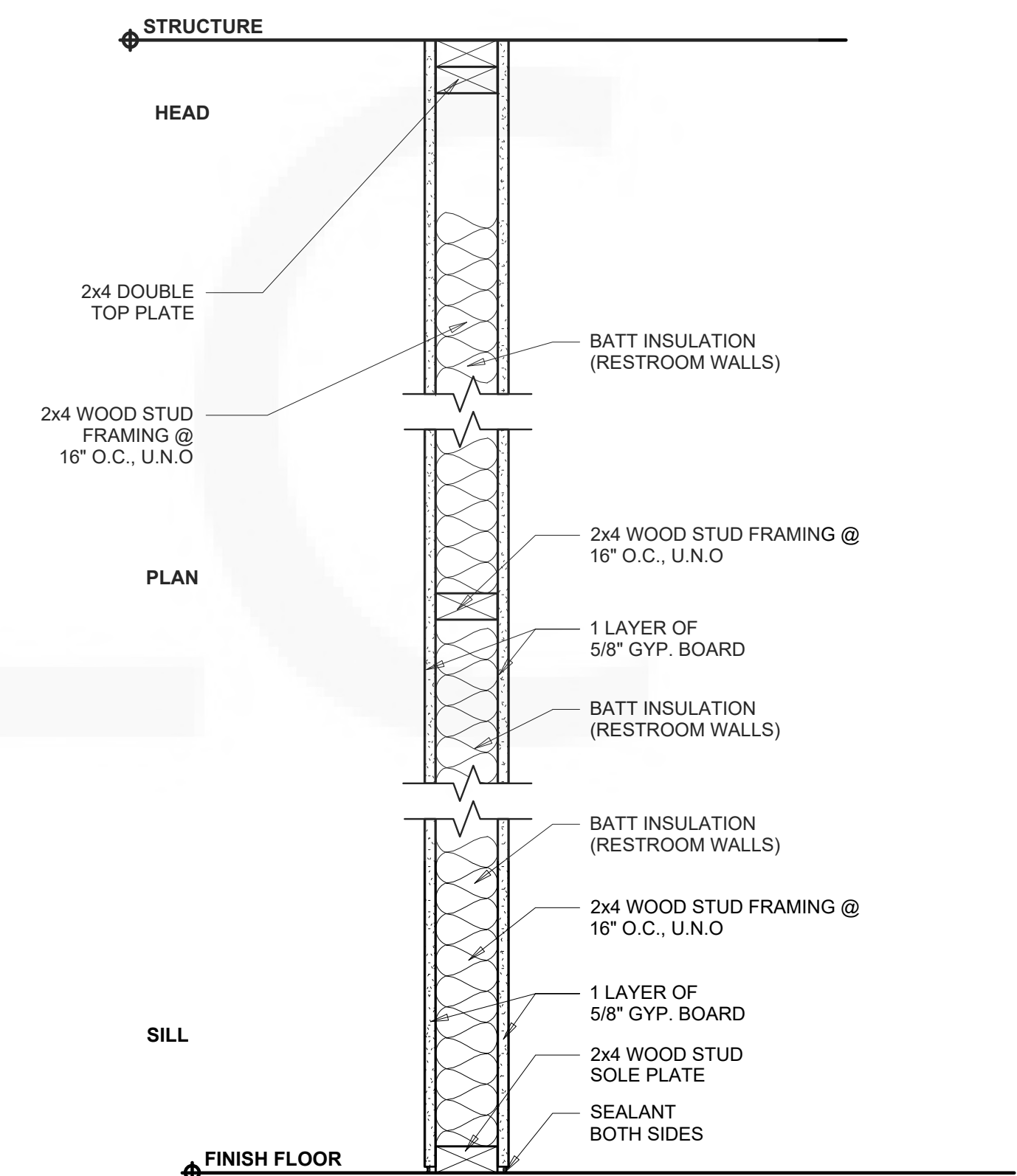
Page No. :



1 4" STEEL STUD
EXTERIOR PERIMETER WALL



2 4" STEEL STUD
INTERIOR WALL



TYPE	RATING	WIDTH	NOTE
B	1 hr	4-3/4"	

TYP. INT. WALL DETAIL

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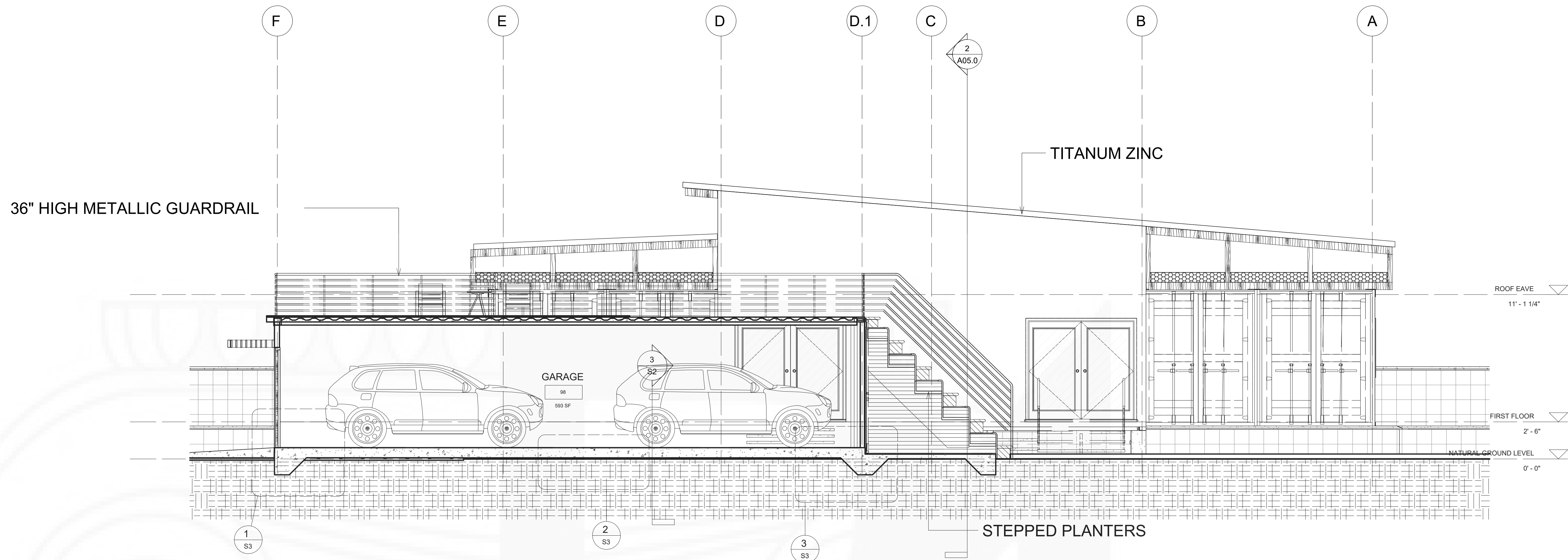
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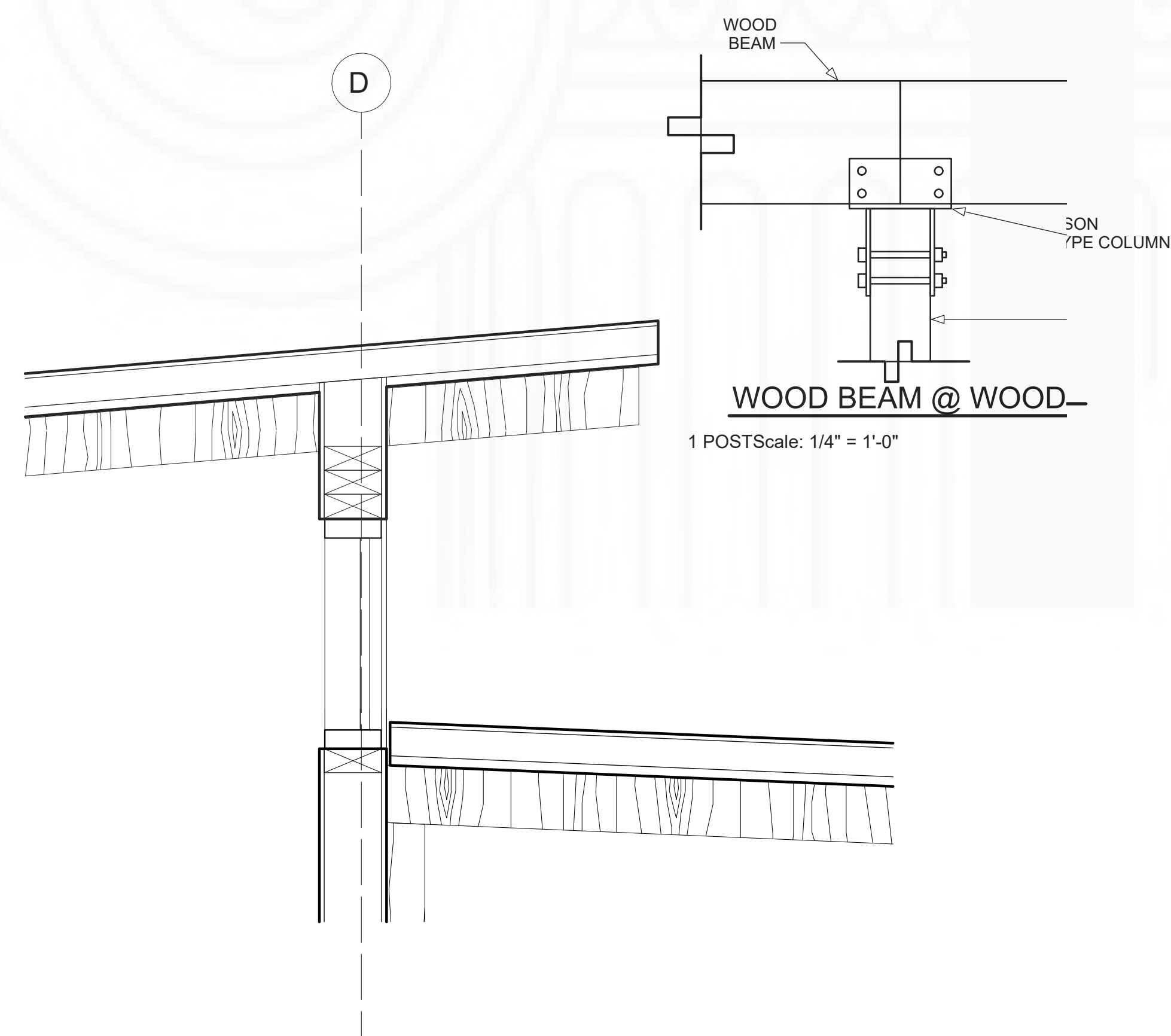
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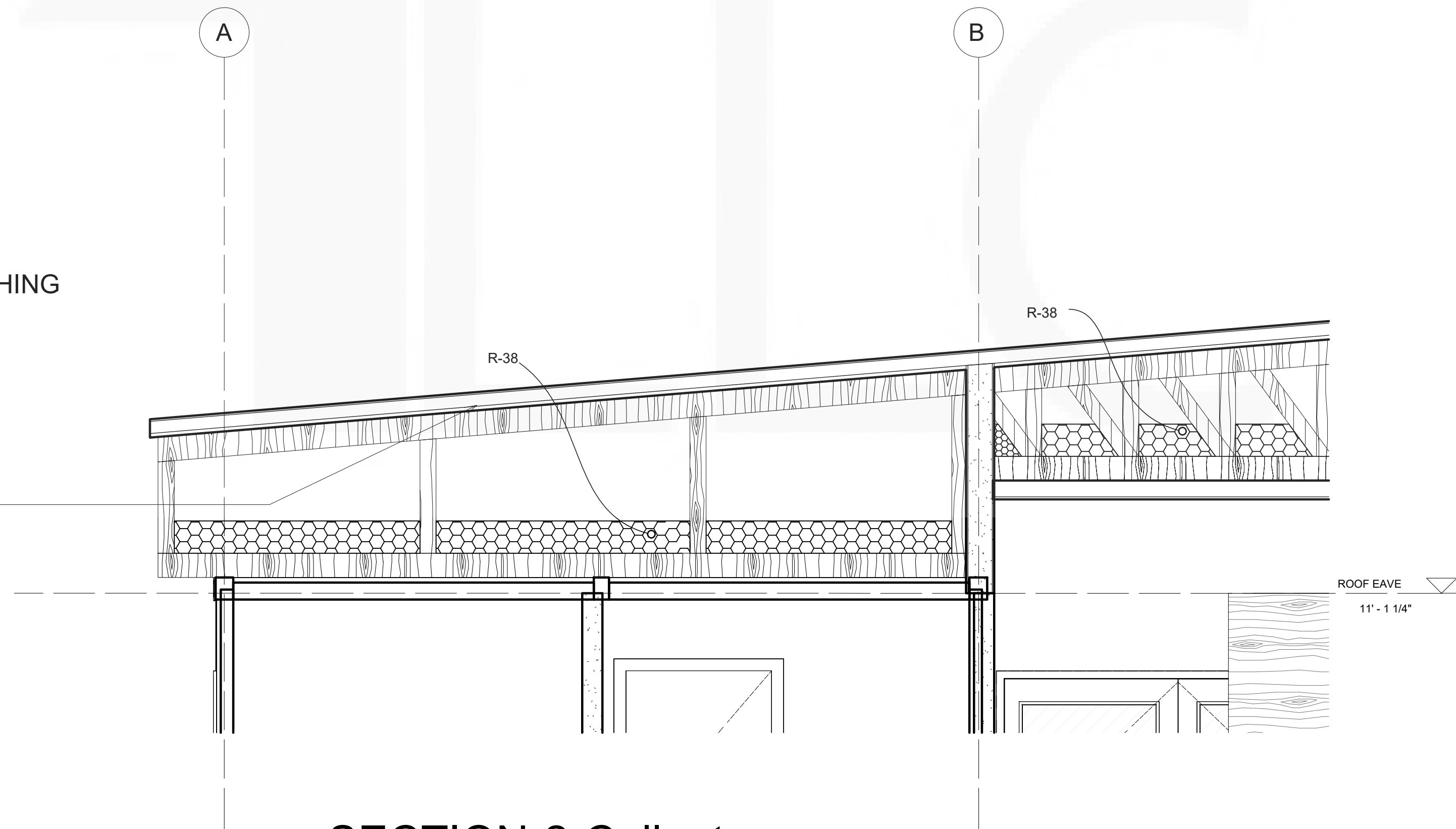
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1 SECTION-3
SCALE: 1/4"=1'-0"



1 SECTION-1-Callout
SCALE: 1/4"=1'-0"



1 SECTION-2-Callout
SCALE: 1/4"=1'-0"

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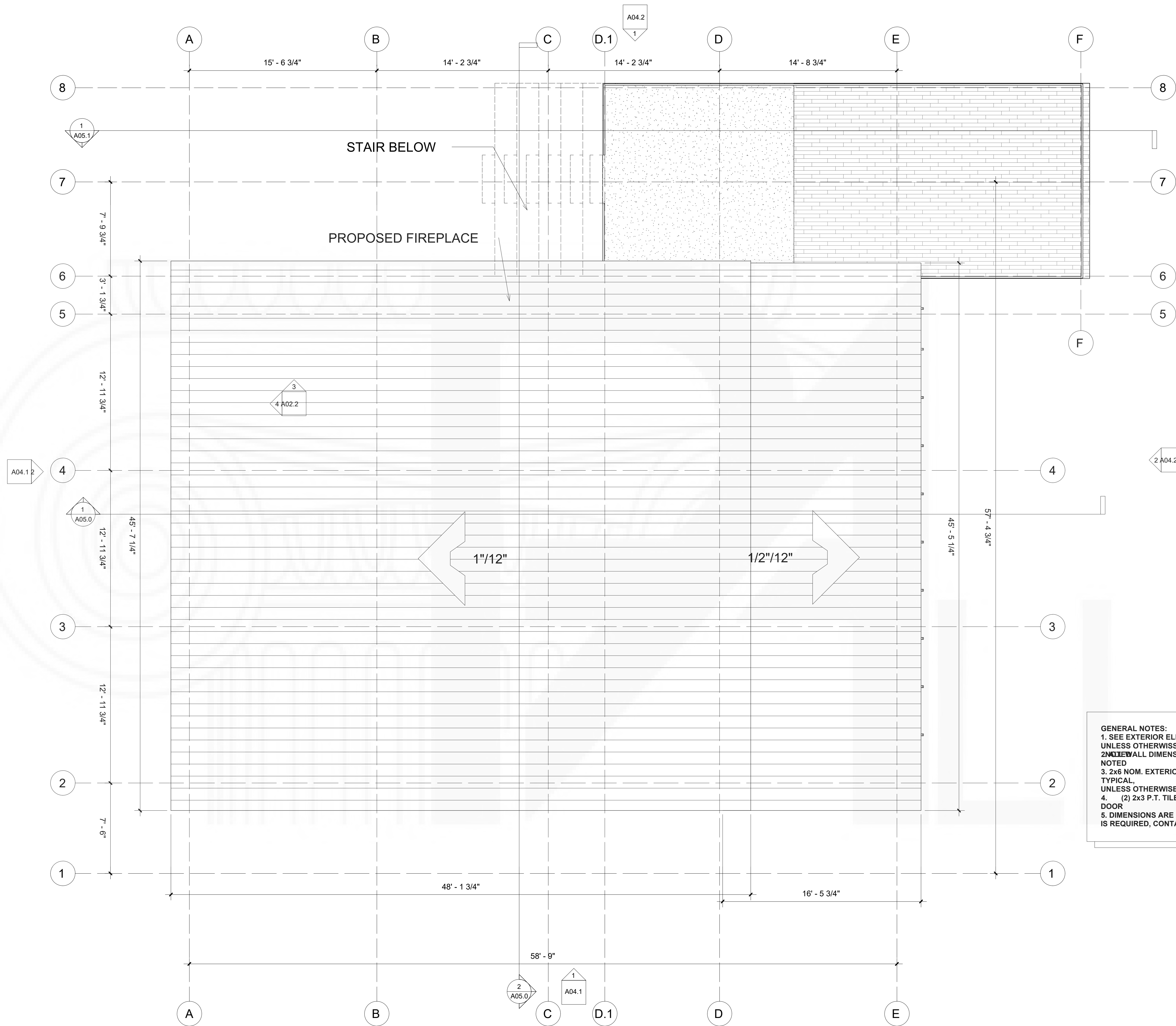
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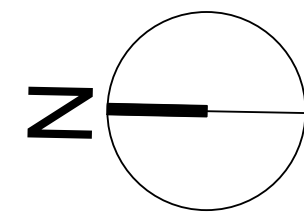
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1 ROOF PLAN
SCALE: 1/4"=1'-0"



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PROPOSED ROOF PLAN

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GENERAL NOTES:

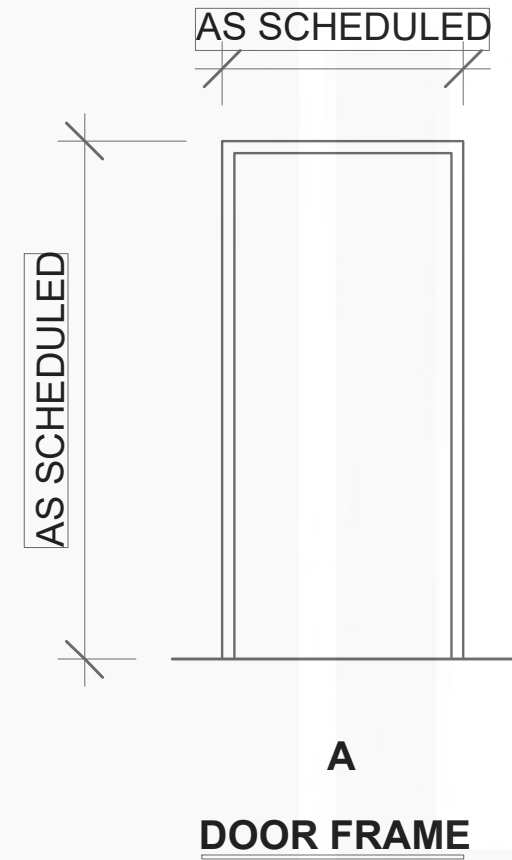
1. G.C. SHALL ENSURE AFTER DOOR & HARDWARE ARE INSTALLED THAT THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF TO DEG. THE DOOR WILL TAKE AT LEAST "3" SECONDS TO MOVE TO A POINT 3" FROM LATCH, MEASURED TO THE LEADING EDGE, ENSURE DOOR OPENING FORCE @ ALL INTERIOR HINGED DOOR = 5 IB/FT
2. RE: DOOR HARDWARE SPECIFICATION FOR HARDWARE SET NO.

D-1	TYP. ALUM/GLASS DOOR
HARDWARE/THRESHOLD TO BE PROVIDED BY ALUMINUM STOREFRONT DOOR MANUFACTURER. COMPLETE SET OF HARDWARE INCLUDES HINGES, PUSH, PULLS, CLOSER, FLOOR STOP, LOCK AND PANIC DEVICE.	
D-2	TYP. INTERIOR OFFICE/CLOSET
3 EA. HAGER PLAIN BEARING HINGES 1279 4-1/2 x 4 US26D 1 EA. TRIMCO DOME STOP W1212ES US26D 1 EA. SARGENT LOCK SET 8205 LNB US26D	
D-3	HOLLOW MTL. DOOR W/ EXIT DEVICE
4 EA. HAGER BALL BEARING HINGES BB1279 4-1/2 x 4 NR[US26D 1 EA. SARGENT EXIT DEVICE 8813 ETL US32D 1 EA. SARGENT LOCK SET 8205 LNB US26D 1 EA. TRIMCO GOOSENECK STOP 1201ES US26D 1 EA. NATIONAL GUARD PRODUCTS THRESHOLD 896V-36" ALUMINUM 1 EA. NATIONAL GUARD PRODUCTS WEATHER STRIPPING 160V-36"x 84" 1 EA. NATIONAL GUARD PRODUCTS SWEEP 200N-36" ALUMINUM	
D-4	PRIVATE RESTROOM
3 EA. HINGES 1-1/2 PAIR BUTTS 1 EA. PRIVACY LOCK 1 EA. SURFACE CLOSER 1 EA. DOOR STOP 1 EA. SEALS	

Door Schedule					
Mark	Family	Type	C ou nt	Width	Height Description
D01	ExtDbl (2)	7'-6" x 7'	1	7' - 6"	7' - 0" Main Entry Doorway
D02	M_Single-Flush	2' 4" X 7' 0"	1	2' - 4"	7' - 0" Provide in Baths, Pantry
D03	M_Single-Flush	3' x 7'	1	3' - 0"	7' - 0" Provide in Bedrooms, Study
D04	M_Single-Flush	3' x 7'	1	3' - 0"	7' - 0" Provide in Bedrooms, Study
D05	Sliding - Double-Flush (NZ)	4' x 7'	1	4' - 0"	7' - 0" Provide in Closets
D06	Interior_barn_door_18732	Interior_barn_door_18732	1	3' - 0"	7' - 0" Provide in Master Bath
D07	HM_Frame_Door_-_Interior_Double_3898	6'-0" x 7'-0" Metal_5.75" x 2"	1	6' - 0"	7' - 0" Provide in Walkin Closet
D08	M_Single-Flush	3' x 7'	1	3' - 0"	7' - 0" Provide in Bedrooms, Study
D09	ExtDbl (2)	7'-6" x 7'	1	7' - 6"	7' - 0" Main Entry Doorway
D10	M_Single-Flush	3' x 7'	1	3' - 0"	7' - 0" Provide in Bedrooms, Study
D11	M_Single-Flush	3' x 7'	1	3' - 0"	7' - 0" Provide in Bedrooms, Study
D12	M_Single-Flush	3' x 7'	1	3' - 0"	7' - 0" Provide in Bedrooms, Study
D13	M_Single-Flush	3' x 7'	1	3' - 0"	7' - 0" Provide in Bedrooms, Study
D14	ExtDbl (2)	7'-6" x 7'	1	7' - 6"	7' - 0" Main Entry Doorway
D15	Garage - 9 Pnl	9' x 7'	1	9' - 0"	7' - 0" Provide in Garage
D16	M_Single-Flush	2'-6" x 5'-6"	1	2' - 6"	5' - 6" Provide in Store

HARDWARE NOTES:

1. CONTRACTOR IS TO SUBMIT COMPLETE HARDWARE SCHEDULE FOR ARCHITECT'S REVIEW.
2. EXTERIOR HARDWARE FINISHES SHALL BE BUILDING STANDARD.
3. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS OR ANY SPECIAL KNOWLEDGE OR PARTICULAR EFFORT.
4. ALL CLOSERS SHALL CONFORM TO ADA AND STATE REQUIREMENTS. THE MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED FIVE POUNDS (5 LBS.) FOR INTERIOR AND EXTERIOR DOORS AND FIFTEEN POUNDS (15 LBS.) FOR FIRE RATED DOOES. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION. ALL DOOR CLOSERS SHALL BE MOUNTED INSIDE ROOM WITH PARALLEL ARM SO IT IS NOT VISIBLE FROM OUTSIDE.
5. DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.
6. INSTALL DOORS WITH ALL HARDWARE FITTINGS, ACCESSORIES AND PARTITION REINFORCEMENT AS REQUIRED FOR THE SPECIFIC INSTALLATION. PROVIDE ANY SPECIAL ITEMS REQUIRED FOR CODE COMPLIANCE OR OPERATION AT SPECIAL DOOR LOCATIONS.
7. ALL HARDWARE LOCKSETS AND LACTCHES SHALL BE LEVER STYLE TO COMPLY WITH ACCESSIBILITY REQUIREMENTS.
8. PROVIDE SIGNS AT THE INTERIOR SIDE THAT READS: "THIS DOOR SHALL REMAIN UNLOCKED WHILE OCCUPIED" DIRECTLY ABOVE THE EXIT DOOR.



MATERIALS LEGEND:

- SCW - SOLID CORE WOOD
- HCW - HOLLOW CORE WOOD
- HM - HOLLOW METAL
- AL - ALUMINUM FRAME
- GLS - GLASS
- PLAM - PLASTIC LAMINATE
- ANOD - ANODIZED ALUMINUM
- STL - STEEL

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DOOR SCHEDULE

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GLAZING/WINDOW GENERAL NOTES:

1. CONTRACTOR MUST VERIFY REQUIREMENTS AND COORDINATE THE WORK REQUIRED AT EACH OPENING. INCLUDE REQUIRED SHIMS, SEALANT, STAINLESS STEEL FASTENERS, STAINLESS STEEL AND EXTRUDED ALUMINUM CLIP ANGLES, ALUMINUM BREAK METAL AND ALUMINUM TRIM TO MATCH WINDOWS FRAMES. PROVIDE REINFORCEMENT AS REQUIRED FOR GRAVITY AND WIND LOADING. REINFORCEMENT MAY INCLUDE HEAVIER OR ADDITIONAL EXTRUSIONS OR STEEL WITHIN EXTRUSIONS.
2. FINISH ON ALL ALUMINUM PRODUCTS IS SILVER ANODIZED.
3. ALL EXTERIOR ALUMINUM PRODUCTS ARE THERMALLY BROKEN.
4. PROVIDE SAFETY GLASS WHERE NOTED AND WHERE REQUIRED. THESE LOCATIONS INCLUDE BUT ARE NOT LIMITED TO DOORS AND SIDELIGHTS. WHERE FIRE RATING IS INDICATED FOR AN ASSEMBLY USE WIRED GLASS.
5. ALUMINUM WINDOW BASIS OF DESIGN IS KAWNEER TRIFAB 451.
6. ALUMINUM STOREFRONT BASIS OF DESIGN IS KAWNEER TRIFAB 451.
7. INSTALL TEMPERED OR SAFETY GLASS IN OPENINGS WHERE REQUIRED BY CODE
8. SET WINDOW SUB SILL IN CONTINUOUS BEAD OF SEALANT
9. TURN SUB SILLS AND FLASHING MEMBRANE UP AT JAMBS TO FORM END DAMS
10. SPACE ANCHORS OF WINDOW FRAMES NO MORE THAN 16" O.C.
11. VERIFY HEAD HEIGHTS OF OPENINGS ON THE EXTERIOR AND INTERIOR ELEVATIONS. INFORM ARCHITECT OF DISCREPANCIES PRIOR TO PROCEEDING
12. ALL EXTERIOR GLAZING TO BE 1" INSULATED AND ALL INTERIOR GLAZING TO BE 1/4" FLOAT GLASS, UNLESS NOTED OTHERWISE RE: SPECS FOR GLASS TYPES
13. ALUMINUM WINDOW FRAMES MUST HAVE CLOSER PLATES ON THE BACK OF THE JAMBS AND HEAD.

GLAZING NOTES:

1. SOLARBAN 60 (2) CLEAR + CLEAR OR EQUAL
2. NFRC CERTIFIED U-FACTOR EQUAL TO OR BETTER THAN 0.5
3. MAX. SHGC 0.23
4. KAWNEER TRIFAB VERSAGLAZE 451/451T FRAME SYSTEM (4-1/2" DEEP WITH 2" SIGHTLINE) OR APPROVED EQUAL

ALUMINUM FRAME GENERAL NOTES

1. WINDOW FRAME: SILVER ANODIZED ALUMINUM
2. SET WINDOW SUB SILL IN CONTINUOUS BEAD OF SEALANT
3. SPACE ANCHORS OF DOORS AND WINDOWS NO MORE THAN 16" O.C.
4. ALL ENTRANCE DOORS MUST HAVE STABILIZERS
5. STOREFRONT SYSTEM MANUFACTURER SHALL SUBMIT SHOP DRAWINGS SIGNED AND SEALED BY A TEXAS LICENSED STRUCTURAL ENGINEER DETAILING SYSTEM'S COMPLIANCE WITH MINIMUM WIND DESIGN OF 139 MPH (3 SECOND GUST).
6. CONTRACTOR SHALL CONFIRM DOOR CONFIGURATION FOR EACH BAY WITH OWNER PRIOR TO MANUFACTURING STOREFRONT SYSTEM.
7. ALL STOREFRONT WINDOW AND DOOR SYSTEMS SHALL FULLY COMPLY WITH 2015 INTERNATIONAL ENERGY CODE AND LOCAL BUILDING CODES.



DOUBLE PANEL INSULATED GLASS CLEAR WITH LOW E CLEAR ANODIZED ALUM. FRAME.

DOUBLE PANEL INSULATED SAFETY GLASS WITH LOW E CLEAR ANODIZED ALUM. FRAME.

WINDOW SCHEDULE

Type Mark	Family	Count	Head Height	OmniClass Title	Width	Height	Sill Height			Product Data	Description
A	Double Hung	1	7' - 0"	Double-Hung Windows		3' - 0"	4' - 0"	3' - 0"		Dual pane, one Low-E coating, Argon filled, 0.260 U-value	Provide in Bedrooms and Kitchen
A	Double Hung	1	7' - 0"	Double-Hung Windows		3' - 0"	4' - 0"	3' - 0"		Dual pane, one Low-E coating, Argon filled, 0.260 U-value	Provide in Bedrooms and Kitchen
A	Double Hung	1	7' - 0"	Double-Hung Windows		3' - 0"	4' - 0"	3' - 0"		Dual pane, one Low-E coating, Argon filled, 0.260 U-value	Provide in Bedrooms and Kitchen
A	Double Hung	1	7' - 0"	Double-Hung Windows		3' - 0"	4' - 0"	3' - 0"		Dual pane, one Low-E coating, Argon filled, 0.260 U-value	Provide in Bedrooms and Kitchen
A	Double Hung	1	7' - 0"	Double-Hung Windows		3' - 0"	4' - 0"	3' - 0"		Dual pane, one Low-E coating, Argon filled, 0.260 U-value	Provide in Bedrooms and Kitchen
B	M_Fixed	1	7' - 0"	Fixed Windows		3' - 0"	1' - 0"	6' - 0"		Dual pane, one Low-E coating, Argon filled, 0.260 U-value	Provide in Bathrooms
B	M_Fixed	1	7' - 0"	Fixed Windows		3' - 0"	1' - 0"	6' - 0"		Dual pane, one Low-E coating, Argon filled, 0.260 U-value	Provide in Bathrooms
A	Double Hung	1	7' - 0"	Double-Hung Windows		3' - 0"	4' - 0"	3' - 0"		Dual pane, one Low-E coating, Argon filled, 0.260 U-value	Provide in Bedrooms and Kitchen
A	Double Hung	1	5' - 1"	Double-Hung Windows		3' - 0"	4' - 0"	1' - 1"		Dual pane, one Low-E coating, Argon filled, 0.260 U-value	Provide in Bedrooms and Kitchen
D	M_Fixed	1	7' - 0"	Fixed Windows		4' - 0"	1' - 0"	6' - 0"		Dual pane, one Low-E coating, Argon filled, 0.260 U-value	Provide in Bathrooms

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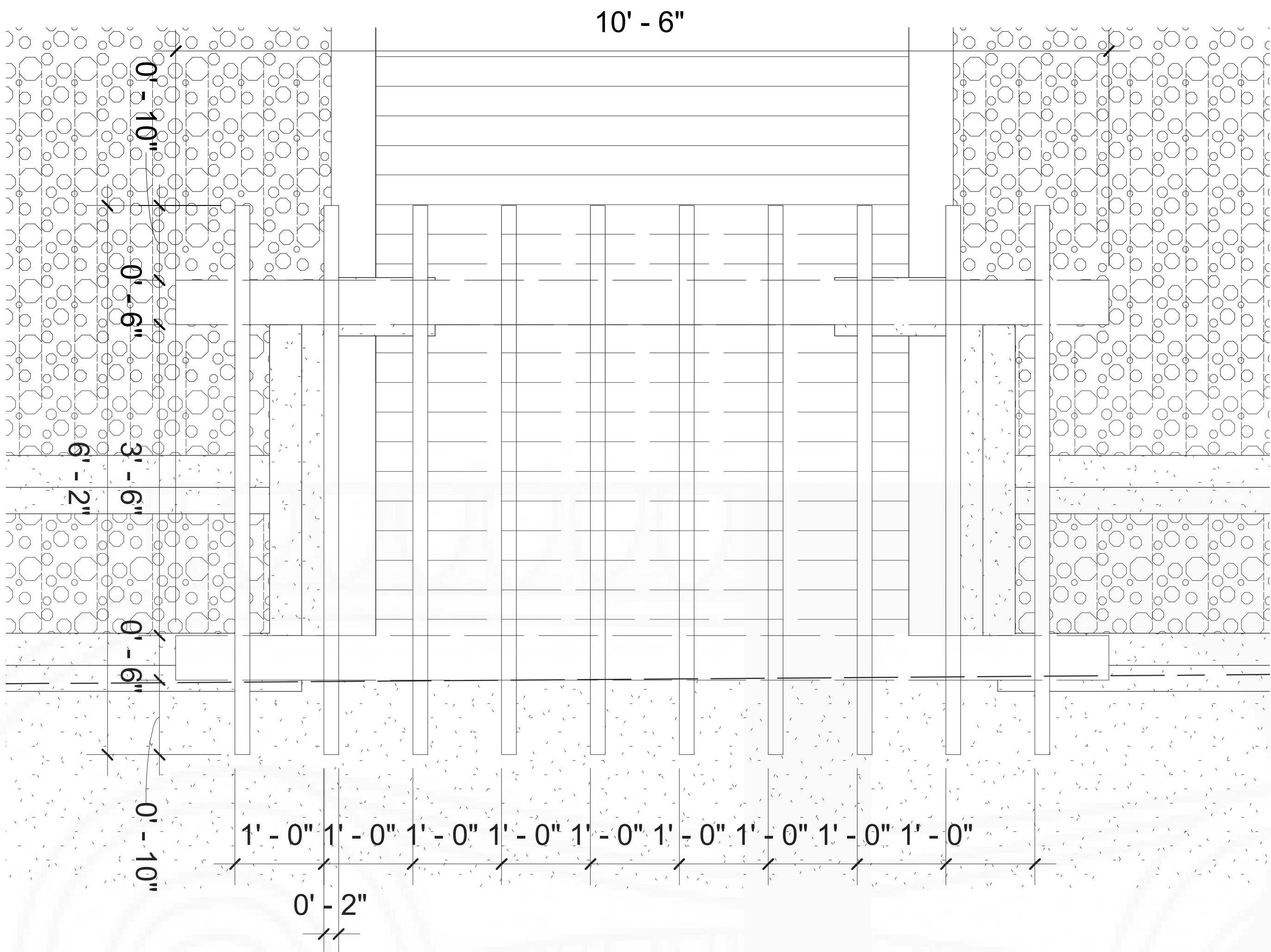
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WINDOW SCHEDULE

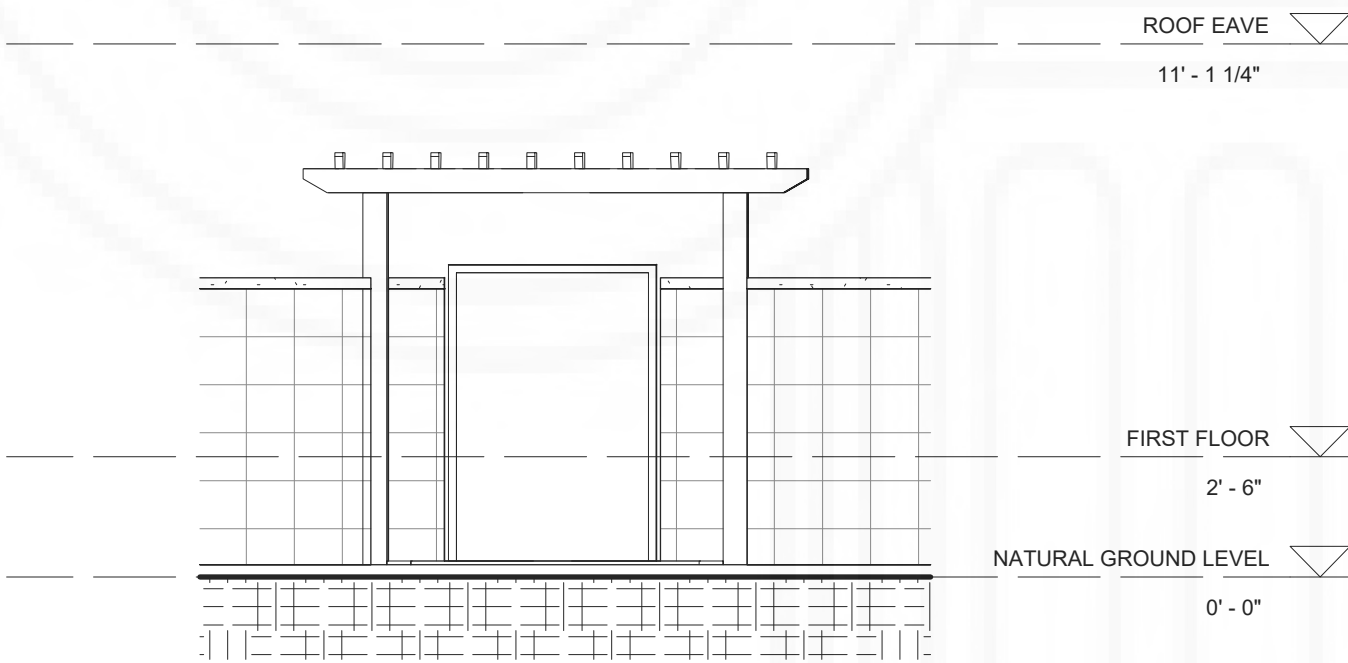
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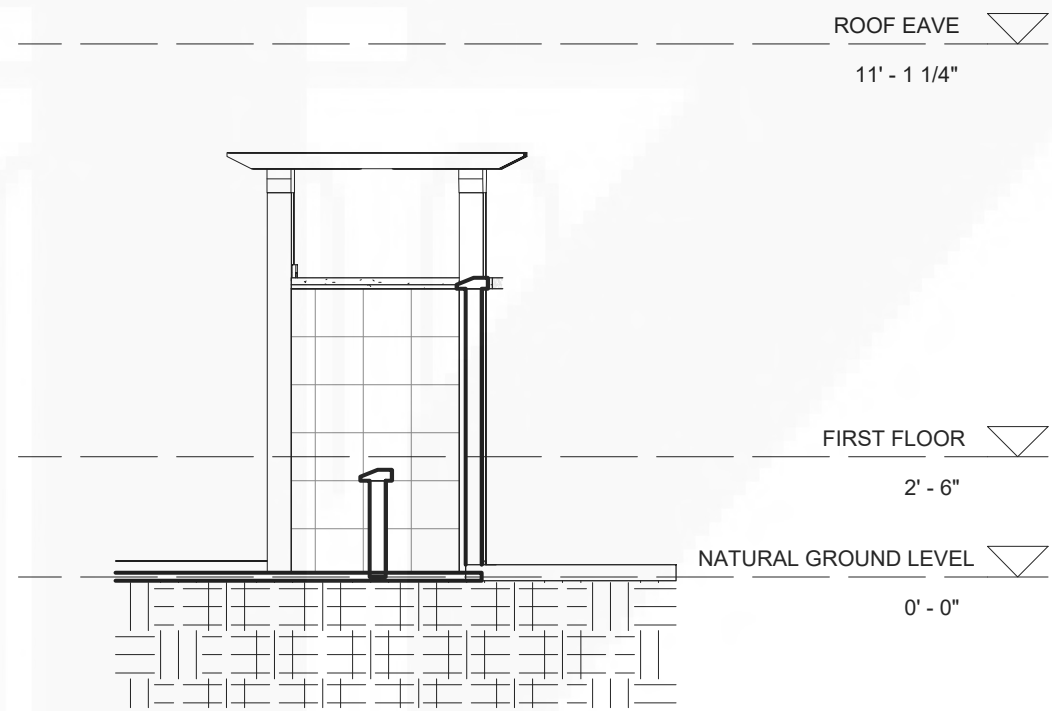
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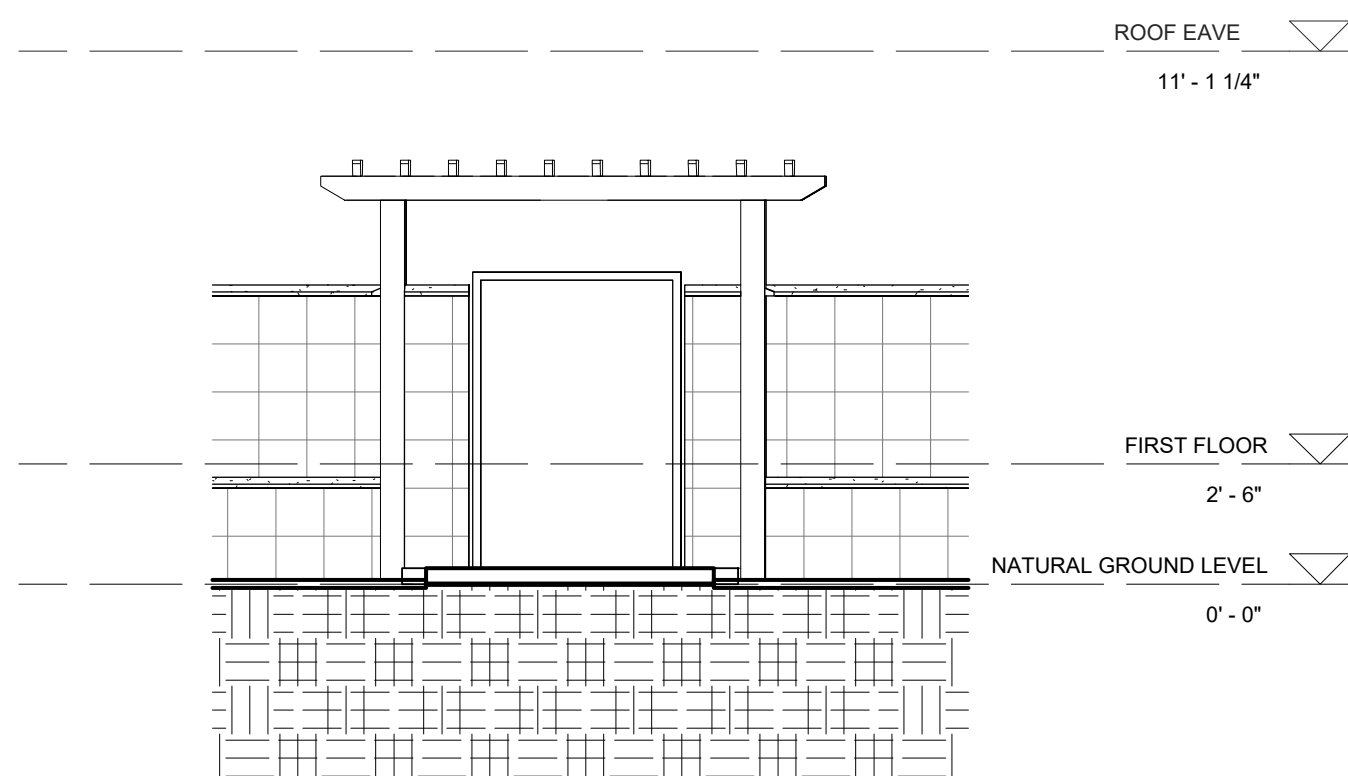
1 PERGOLA-SITE PLAN
SCALE:1/2"=1'-0"



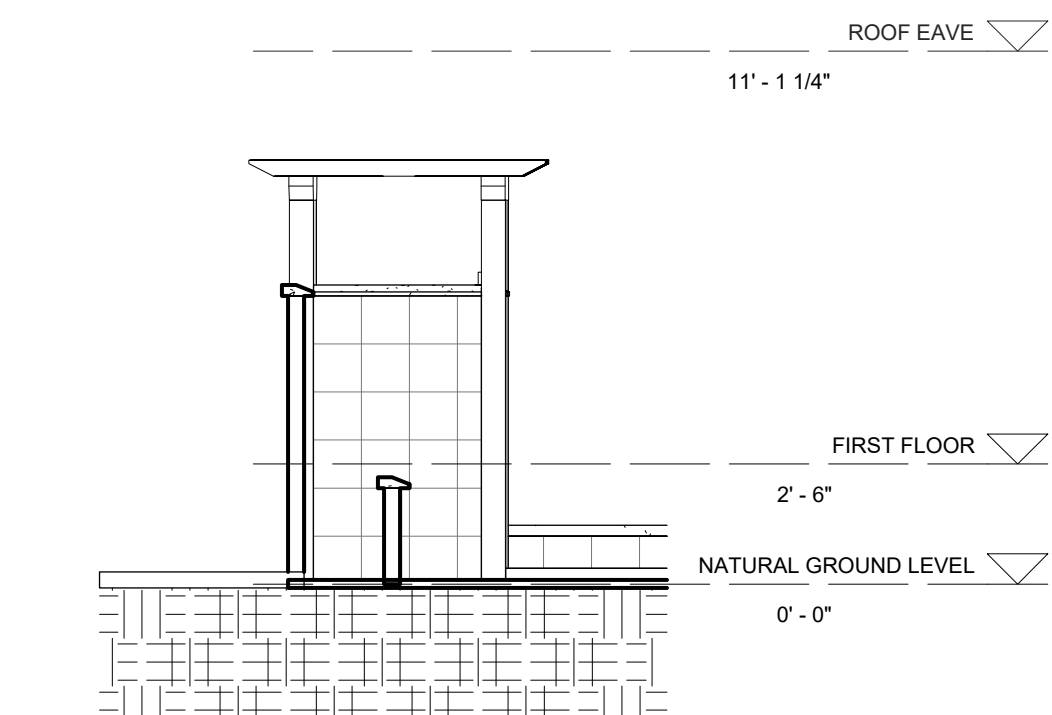
1 PERGOLA- F. ELEVATION
SCALE:1/4"=1'-0"



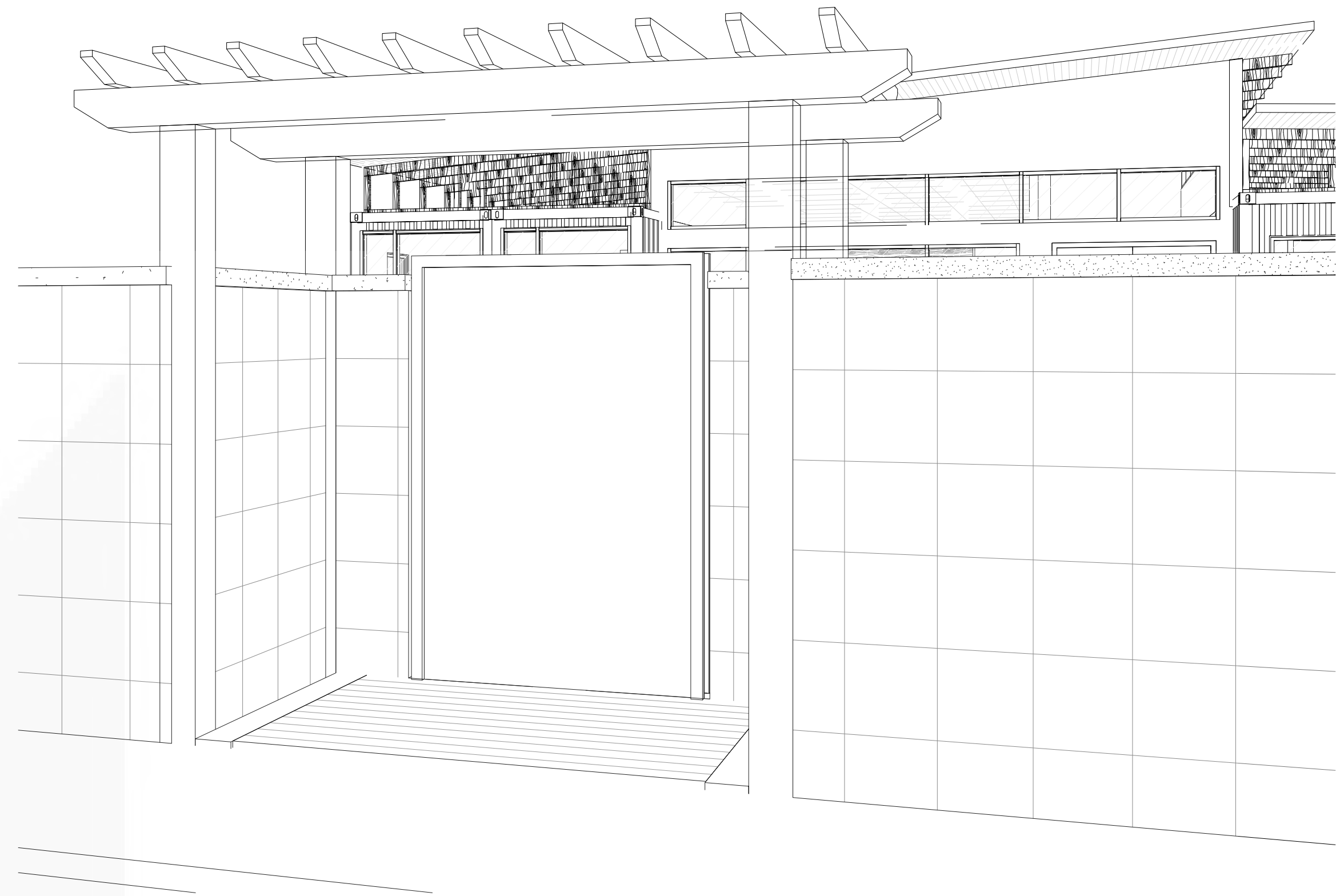
1 PERGOLA- LS. ELEVATION
SCALE:1/4"=1'-0"



1 PERGOLA- R. ELEVATION
SCALE:1/4"=1'-0"



1 PERGOLA- RS. ELEVATION
SCALE:1/4"=1'-0"



1 PERGOLA
SCALE:1/4"=1'-0"

- GENERAL NOTES:**
1. SEE EXTERIOR ELEVATIONS & SECTIONS FOR ALL R.O. & TOP PLATE HEIGHTS, UNLESS OTHERWISE NOTED
 2. ALL WALL DIMENSIONS ARE TO FACE OF STUD/ FRAMING, UNLESS OTHERWISE NOTED
 3. 2x6 NOM. EXTERIOR WALL FRAMING & 2x4 NOM. INTERIOR WALL FRAMING, TYPICAL, UNLESS OTHERWISE NOTED.
 4. (2) 2x3 P.T. TILED CURB @ SHOWER ENCLOSURE w/ TEMP. FRAMELESS GLASS & DOOR
 5. DIMENSIONS ARE NOT TO BE SCALED FROM THE DRAWINGS. WHERE CLARITY IS REQUIRED, CONTACT ARCHITECT OR ENGINEER

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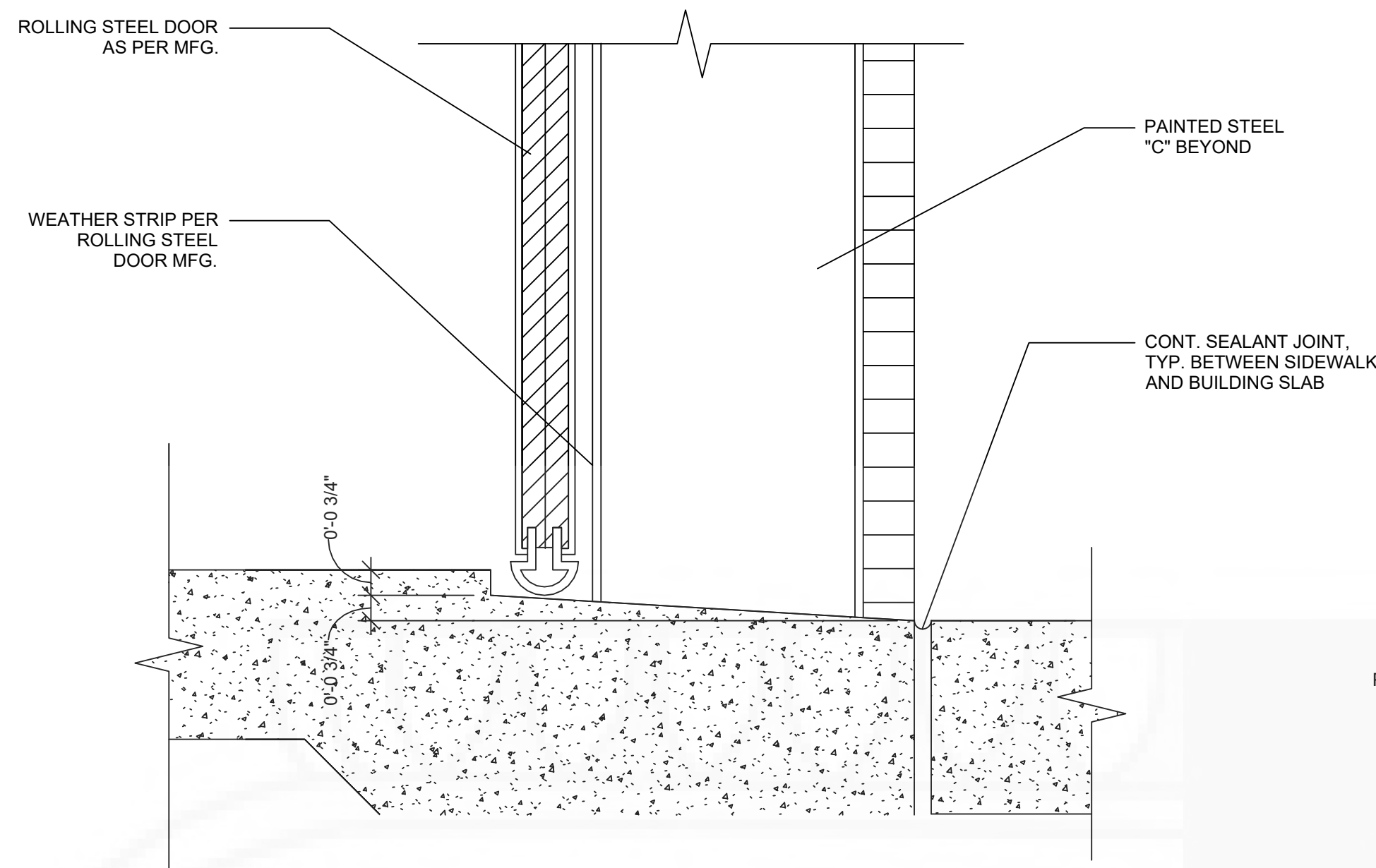
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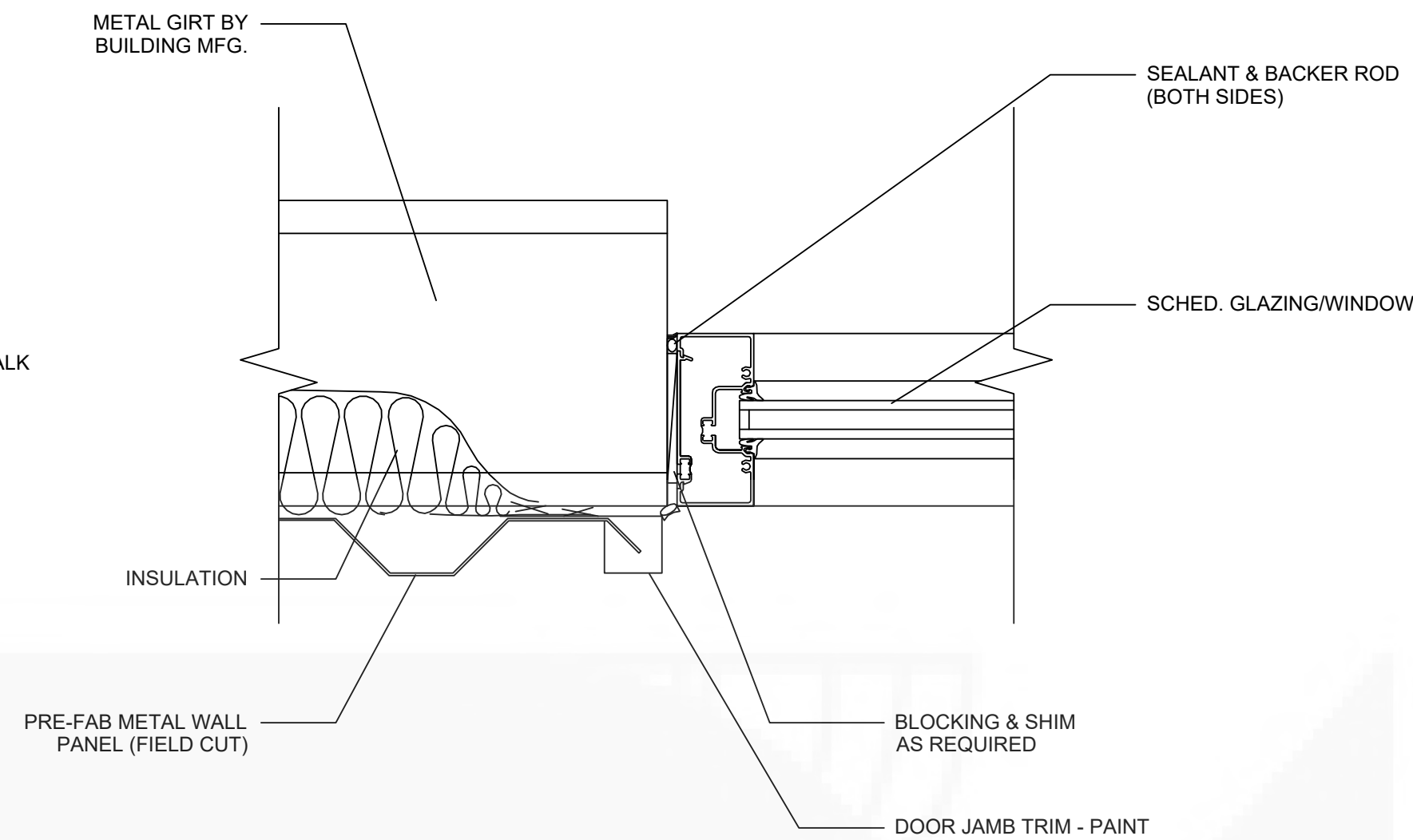
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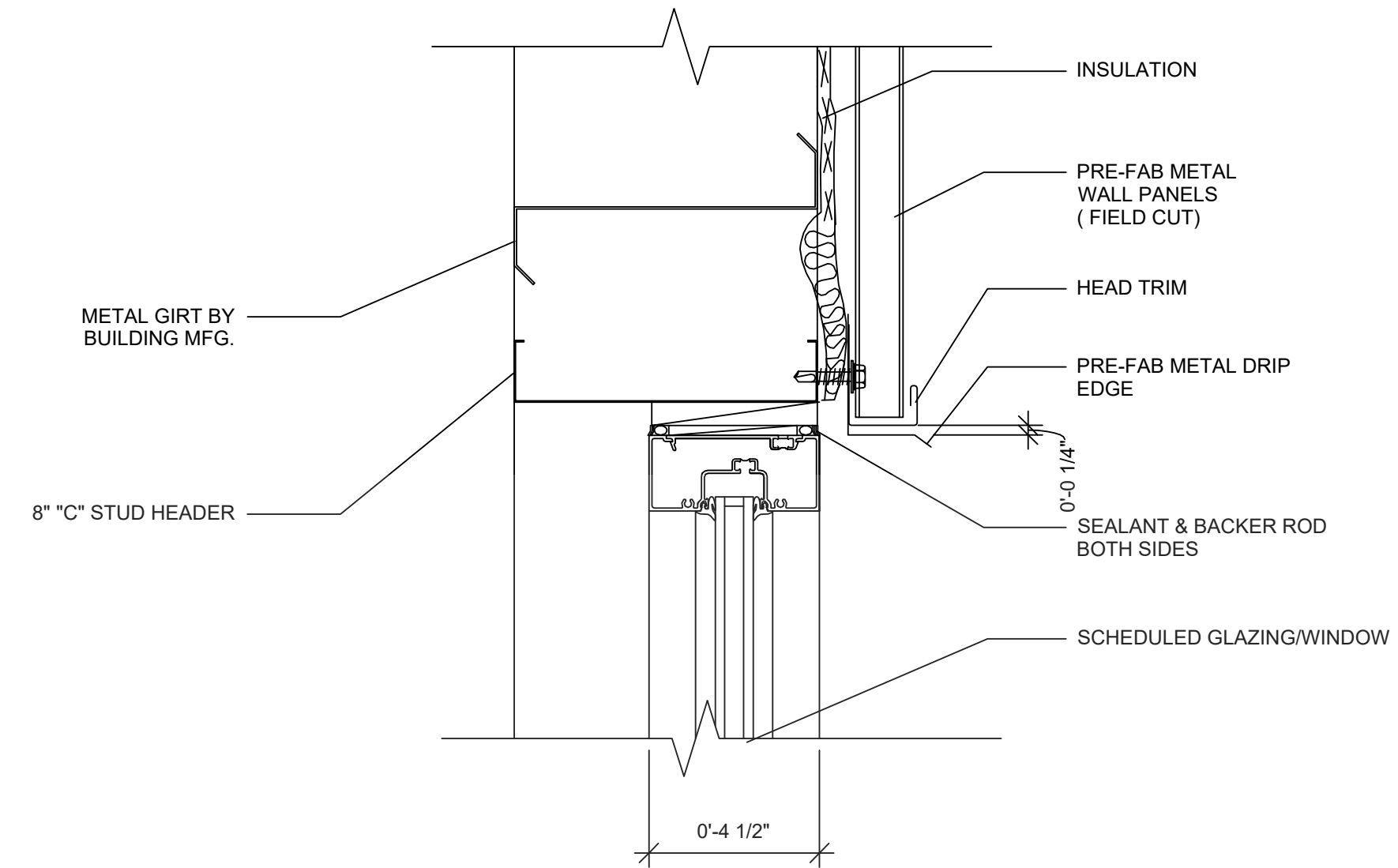
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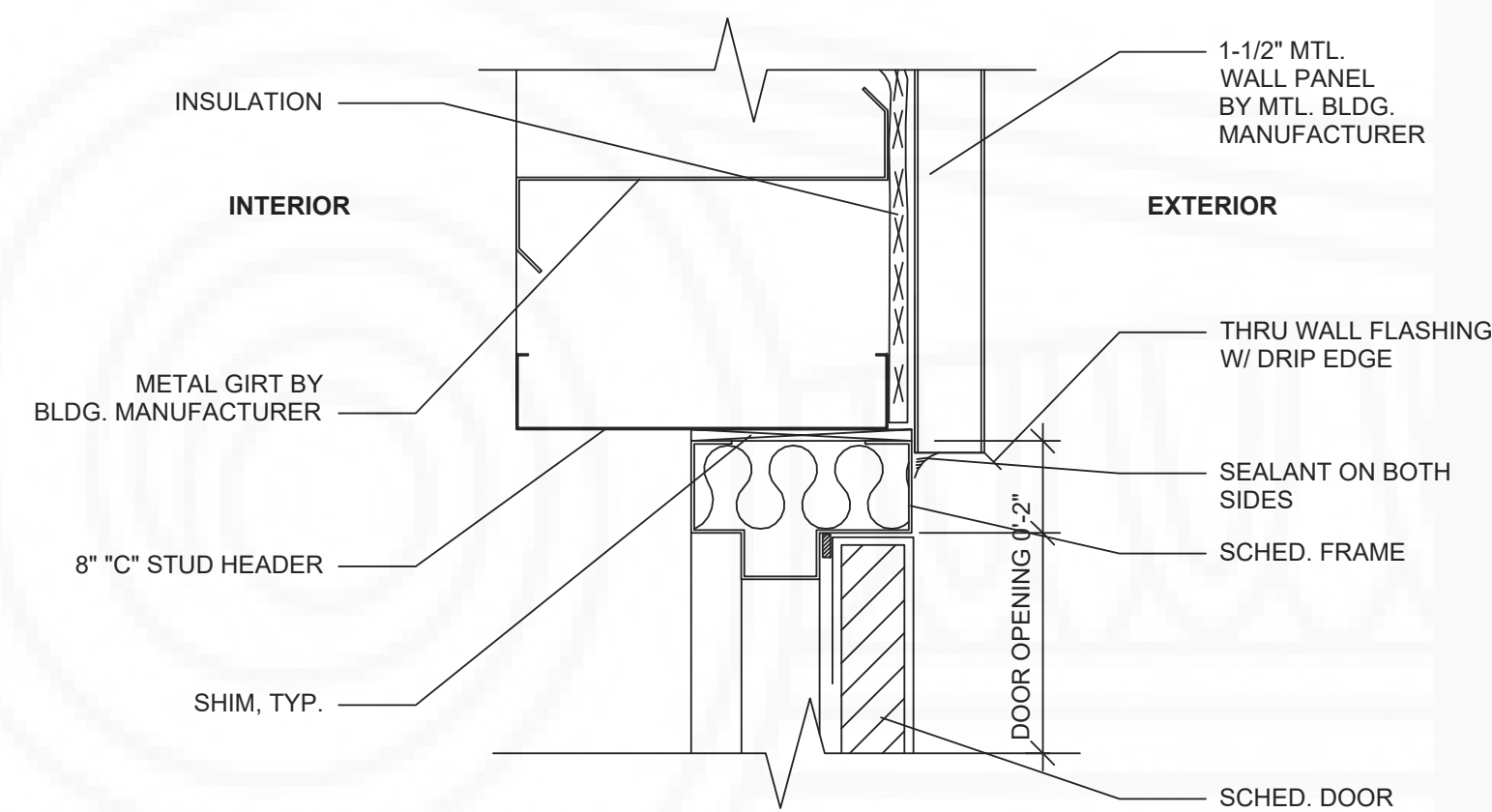
ROLLING DOOR SILL 9



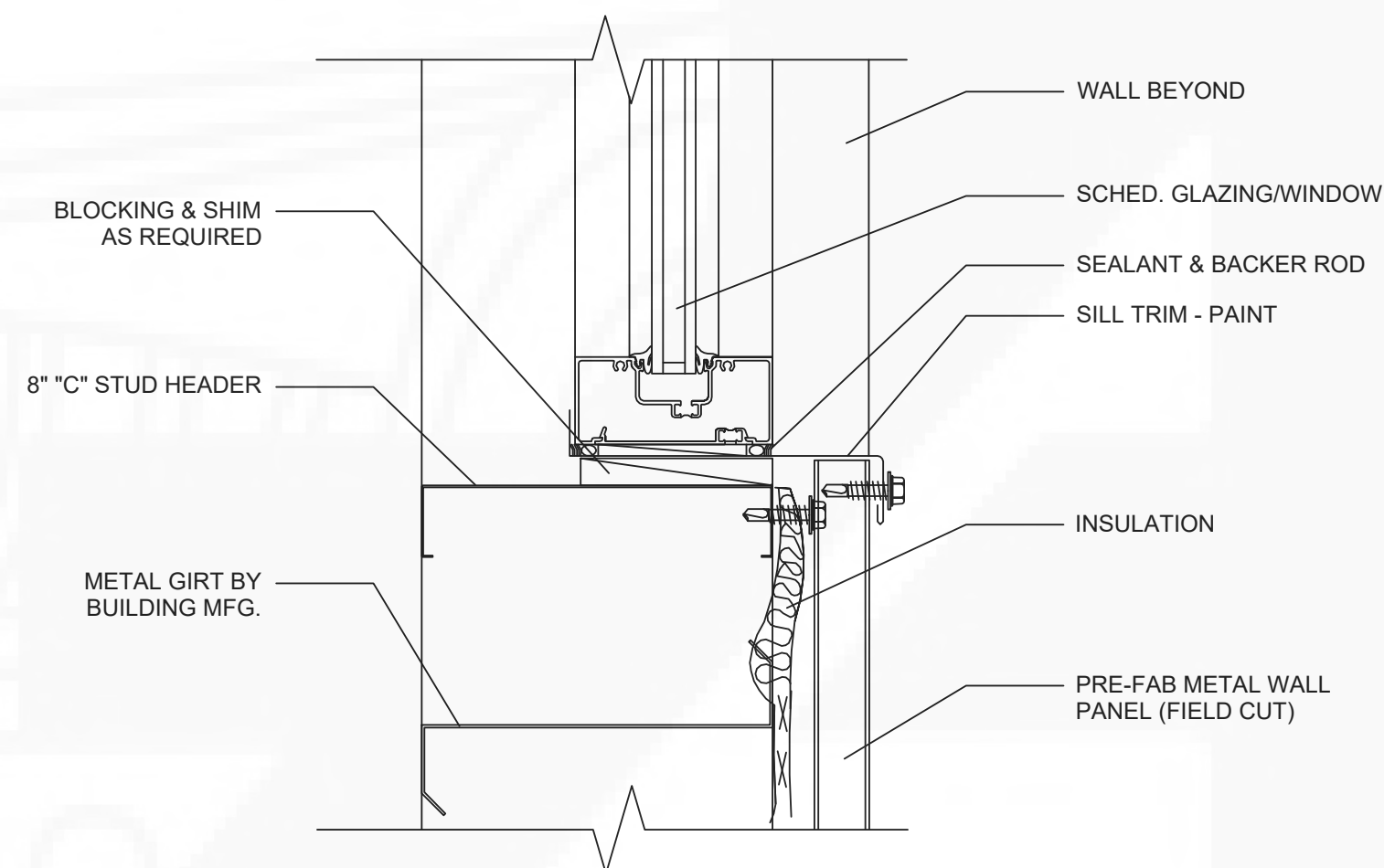
ALUM. WINDOW JAMB DETAIL 6



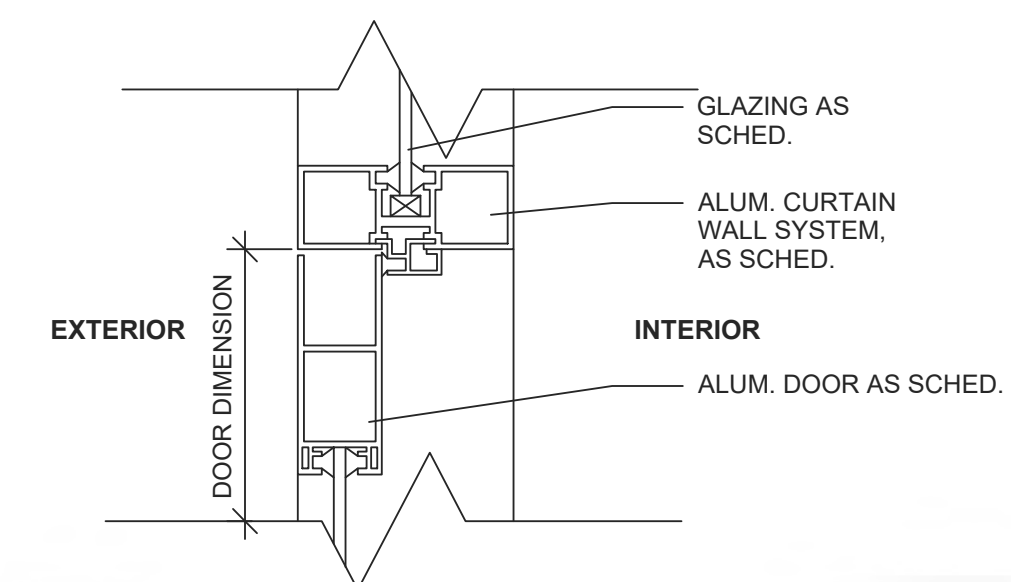
TYP. ALUM. WINDOW HEAD DETAIL 3



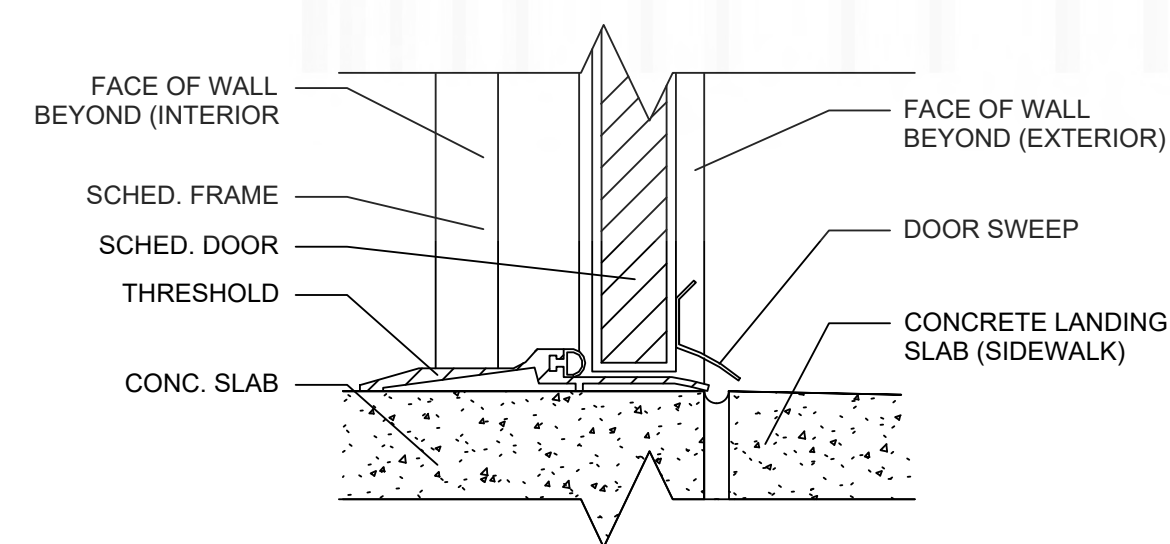
EXT. H.M. DOOR HEAD 8



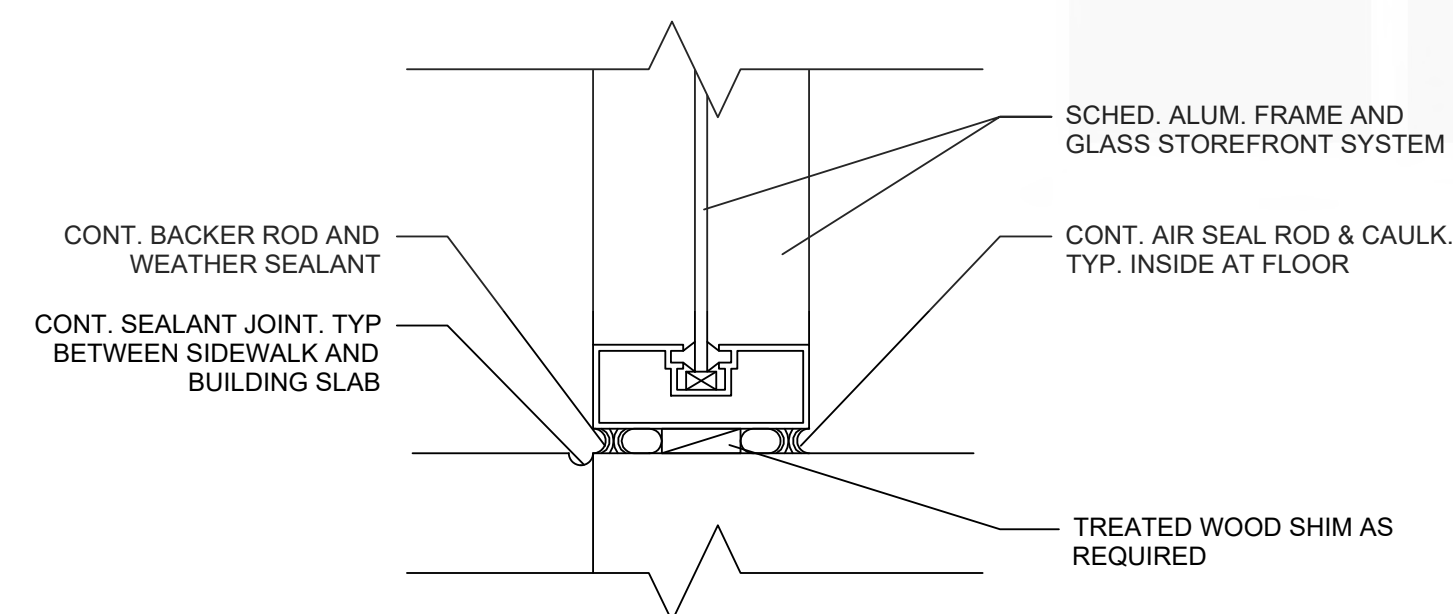
ALUM. WINDOW SILL DETAIL 5



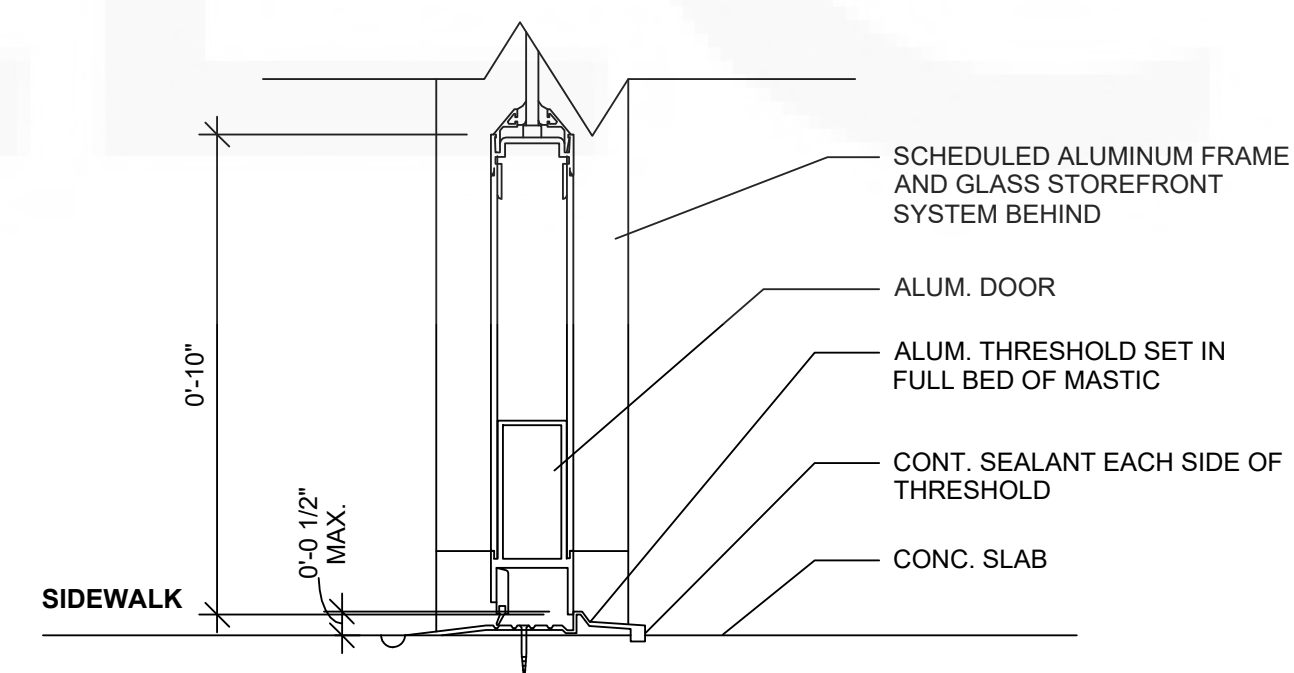
STOREFRONT HEAD/JAMB 2



EXT. H.M. DOOR SILL 7



STOREFRONT SILL 4



STOREFRONT ENTRANCE SILL 1

Revision Notes:	
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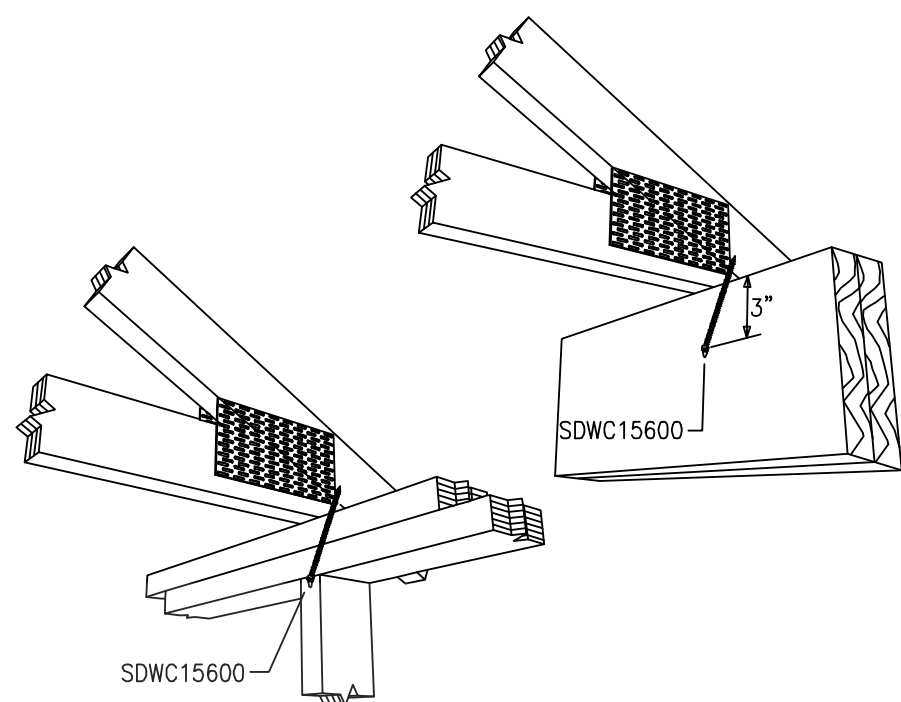
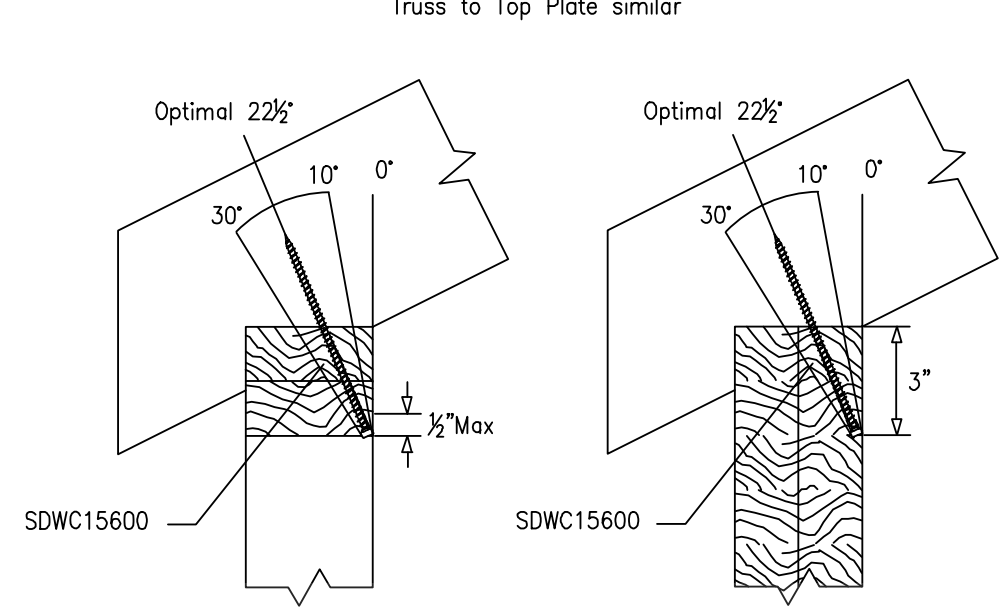
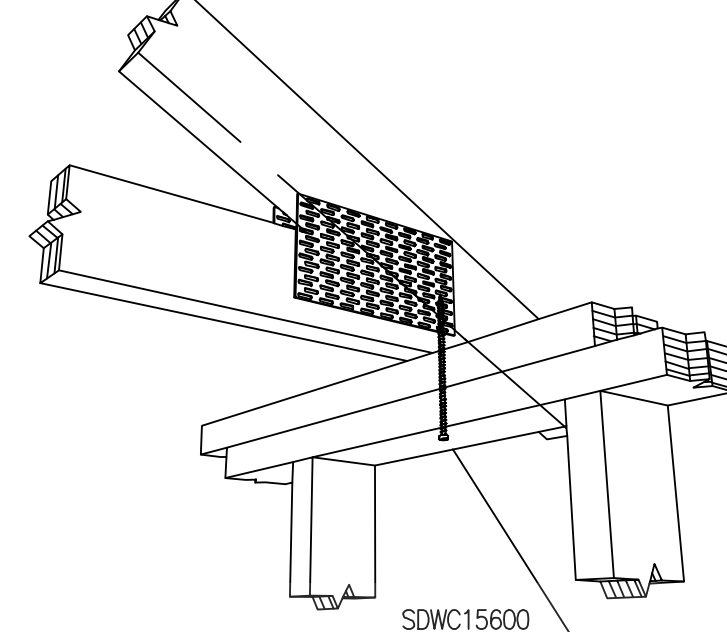
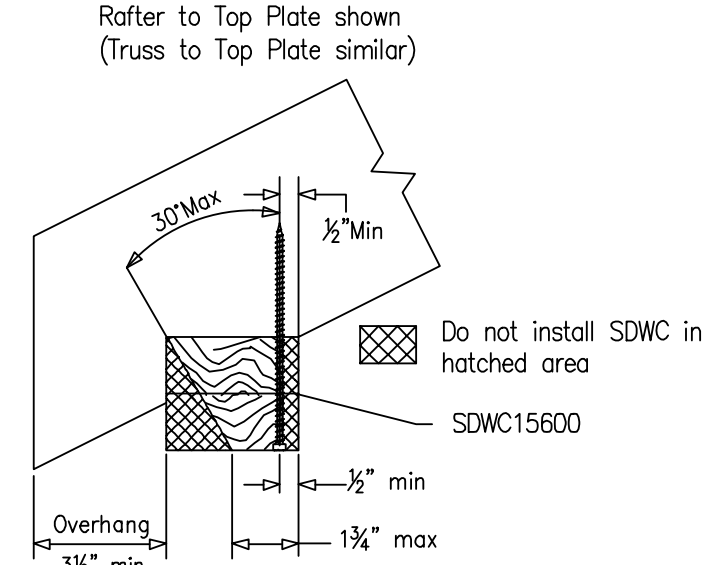
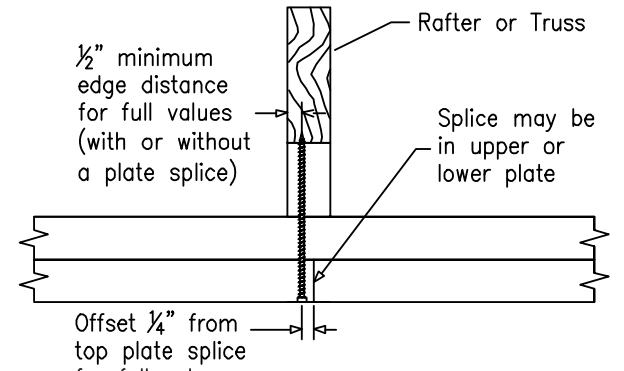
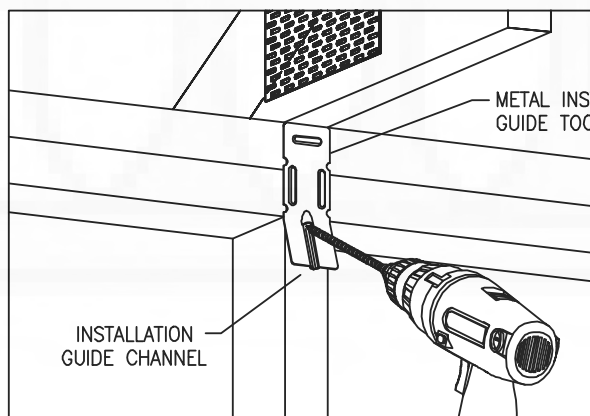
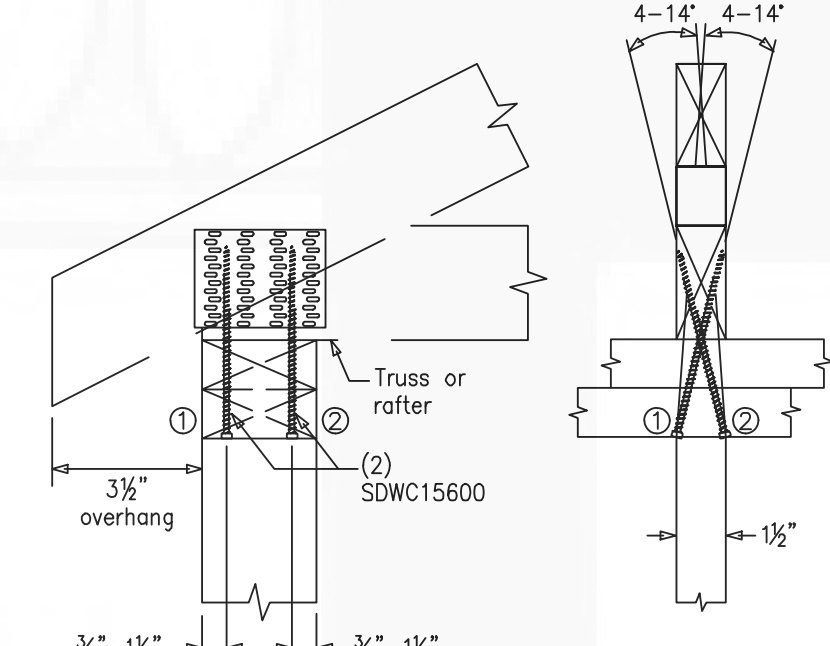
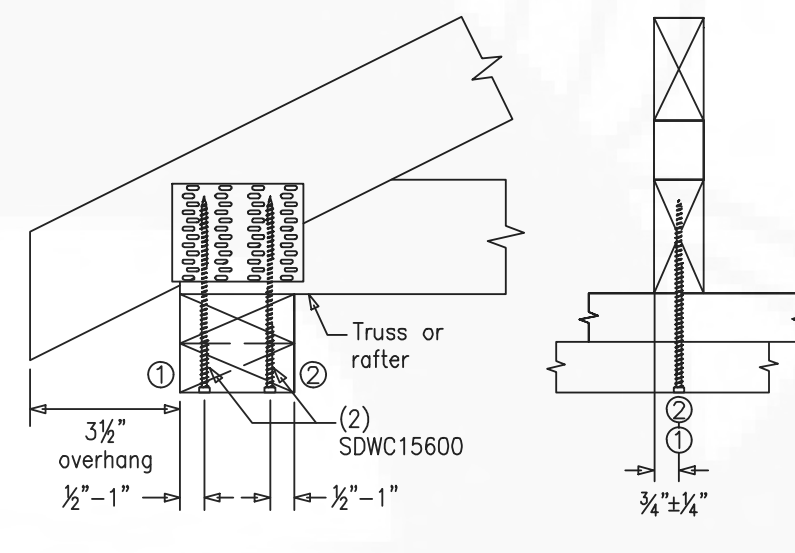
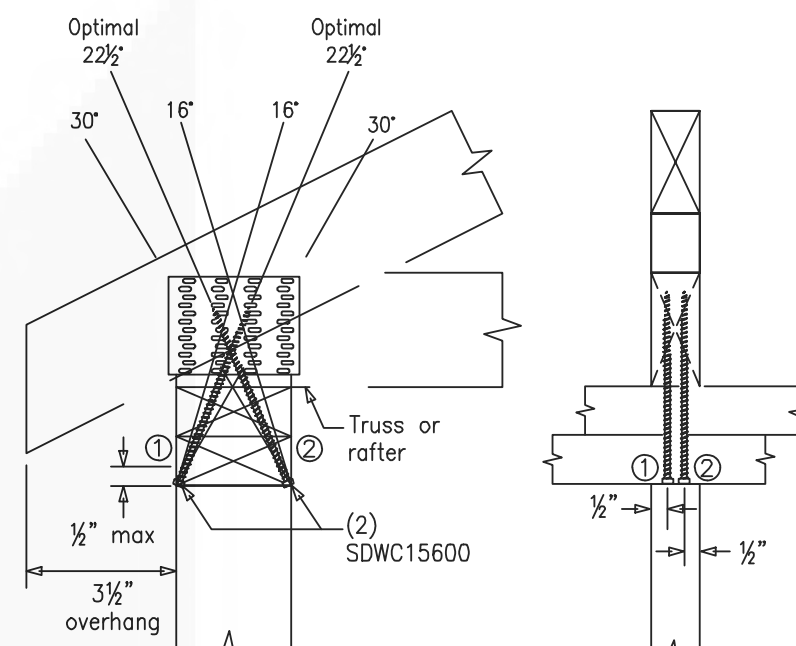
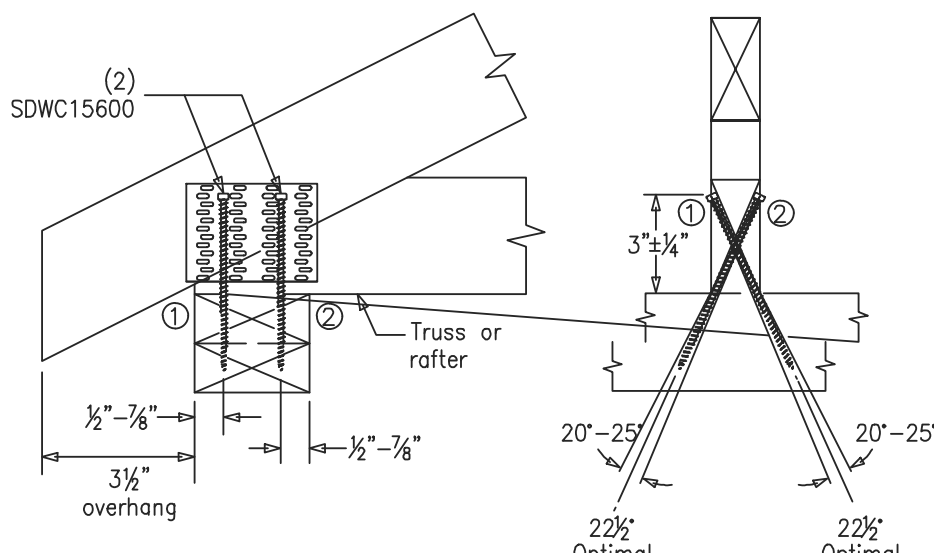
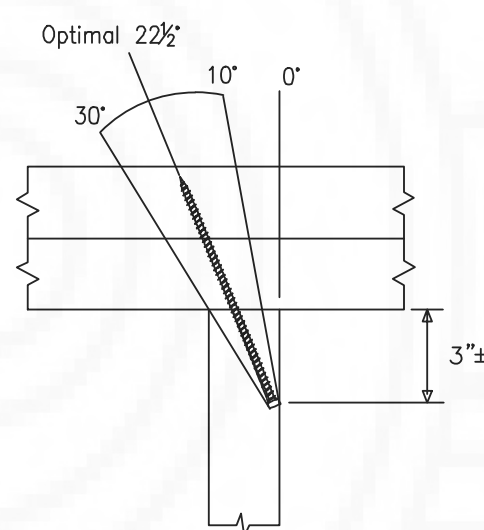
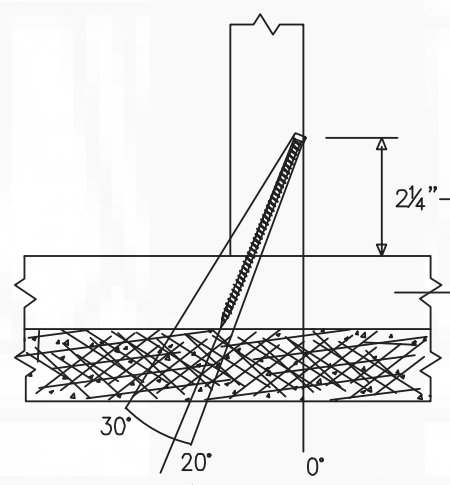
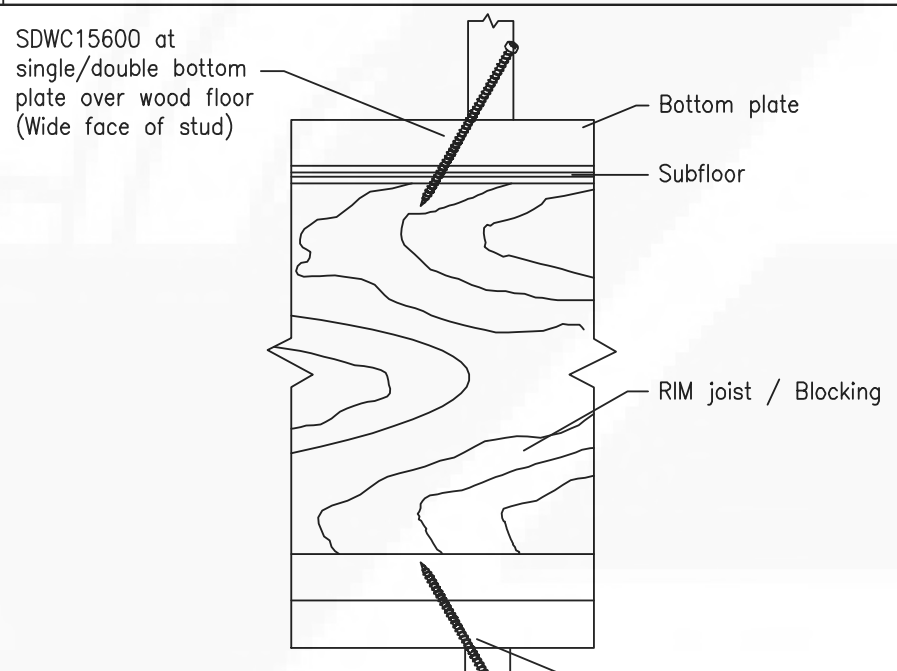
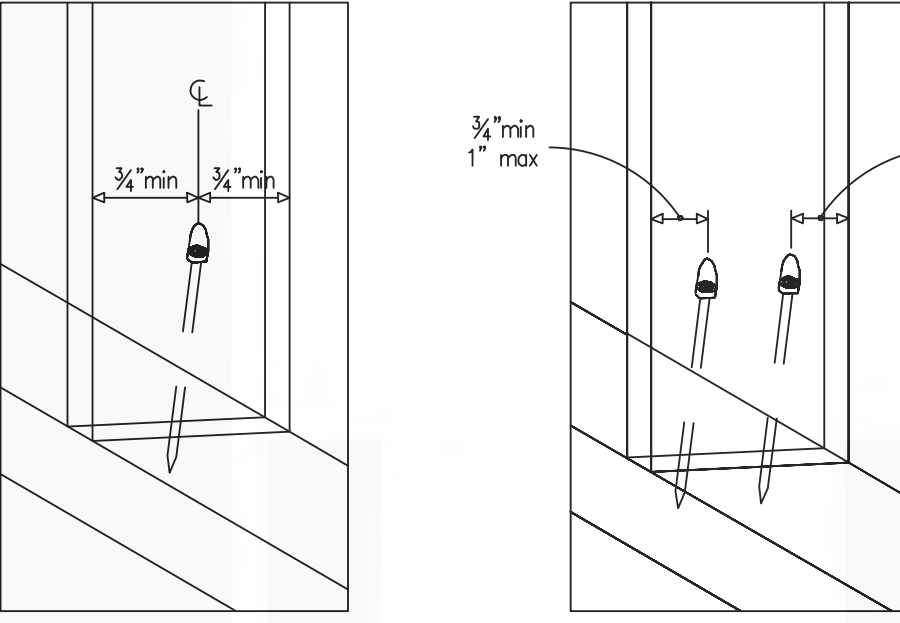
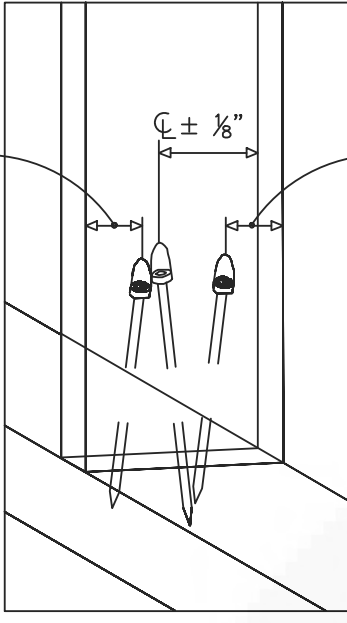
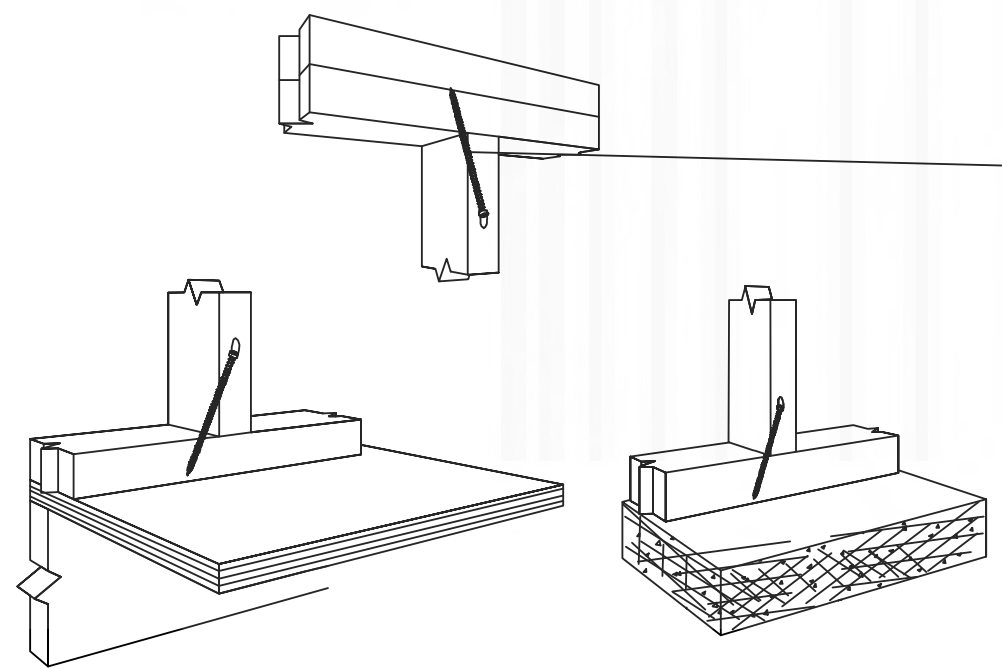
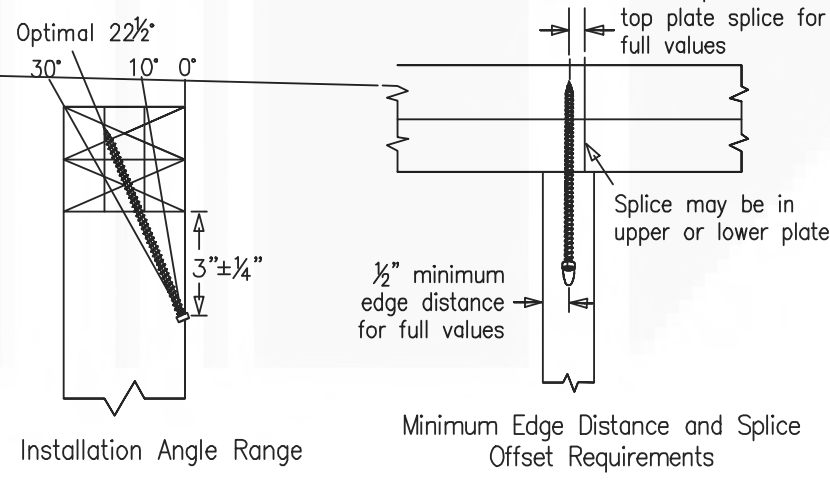
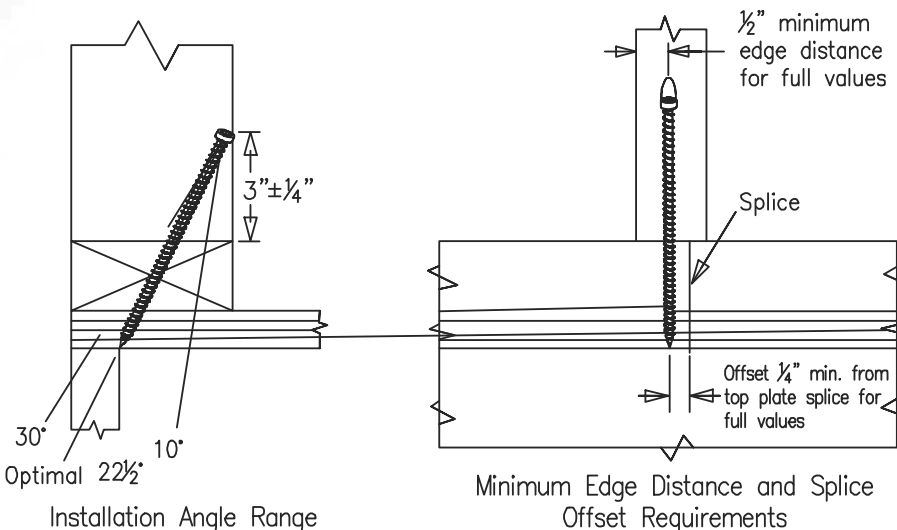
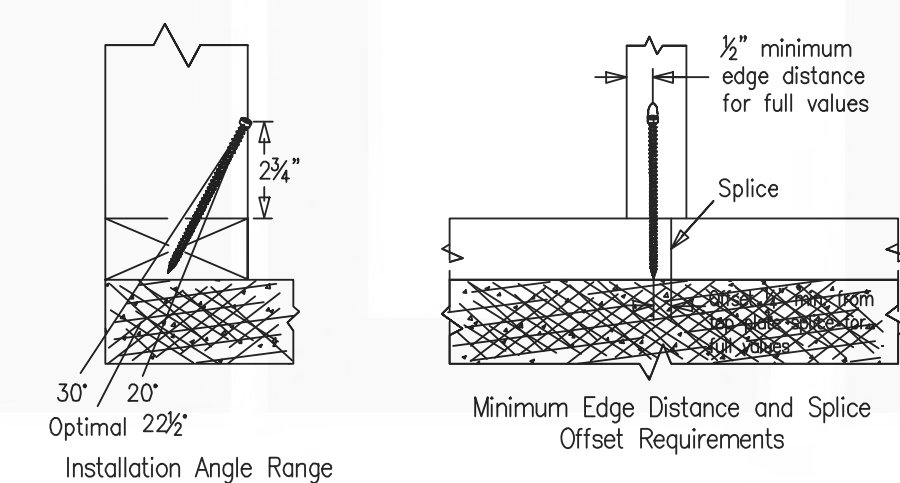
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DETAILS

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CODES: SDWC15600: IAFMO-UES ER-262 		Rafter to Top Plate shown Truss to Top Plate similar  Note: 1. Sloped-roof rafters may be sloped up to and including a 12:12 pitch and must be "birds-mouth" cut. 2. Reference detail 4 for installation instructions.		 Note: Reference detail 2a for installation angle limit		Rafter to Top Plate shown (Truss to Top Plate similar)  Note: Sloped-roof rafters may be sloped up to and including a 12:12 pitch and must be "birds-mouth" cut.			
1	SINGLE SDWC ROOF TO WALL OR BEAM INSTALLTION	1a	SINGLE SDWC ROOF TO WALL OR BEAM INSTALLATION RANGE	2	OPT. SDWC INSTALLATION – TRUSS/RAFTER OFFSET FROM STUD	2a	OPT. SDWC INSTALLATION RANGE	3	SDWC MIN. EDGE DISTANCE FOR TOP PLATE SPLICE
 Step 1 – Align the metal installation guide tool (included) with the truss or rafter, and drive the tip of the Strong-Drive SDWC to engage the threads. Step 2 – While continuing to drive the SDWC, "drop" the fastener head into the guide channel to ensure optimal installation angle of 22.5°. The installation angle range is 10°–30° (see detail 1a). Once the installation angle is established, the metal installation guide tool may be removed. Step 3 – Drive the SDWC until the head of the fastener is fully countersunk into the double top plate. Verify that the entire shank of the fastener is installed into a wood member.				 Both screws installed ±5°.		 Use metal installation guide included in screw kits for optimal 22.5° installation.		 Use metal installation guide included in screw kits for optimal 22.5° installation. To predrill through truss plates, use a 1/8" drill bit.	
4	SDWC INSTALLATION INSTRUCTIONS (ROOF TO WALL)	5	DOUBLE SDWC INSTALL: CONFIGURATION A	6	DOUBLE SDWC INSTALL: CONFIGURATION B	7	DOUBLE SDWC INSTALL: CONFIGURATION C	8	DOUBLE SDWC INSTALL: CONFIGURATION D
 Note: Stud-to-double top plates shown. Stud-to-single/double bottom plates over wood floor similar.		 Note: Sill plate anchor to foundation not shown for clarity.		 Note: Reference detail 9 for installation angle limit		 Note: Stud-to-Bottom Plate shown. All other installations similar.		 Single SDWC & multiple SDWC connections per stud information. SDWC15450 at sill connections only. SDWC15600 at all other connectors.	
9	SDWC STUD-TO-TOP/BOTTOM PLATES CONNECTION	10	SDWC STUD-TO-SILL PLATE CONNECTION	11	SDWC STUD-TO-BOTT. PLATE CONNECTION OVER WOOD FLOOR	12	SDWC EDGE DISTANCE AND SPACING INFORMATION	- STRONG-DRIVE STRUCTURAL WOOD SCREWS FOR TRUSS/RAFTER, STUD-TO-PLATE, AND FLOOR-TO-FLOOR CONNECTIONS ARE MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY, INC." HOME OFFICE: 5858 W. LAS POSITAS BLVD., PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY, INC." IS AN ISO 9001 REGISTERED COMPANY. - USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT. - THESE PRODUCTS ARE PART OF THE OVERALL WIND UPLIFT FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S MAIN WIND FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER UPLIFT FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE SPECIFIER. - ENGINEER OF RECORD IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS. - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ETC. PRIOR TO INSTALLATION OF ANY STRONG-DRIVE SCREWS FOR THE WIND UPLIFT RESISTING SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE SPECIFIER FOR CLARIFICATION PRIOR TO CONSTRUCTION. - INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THESE DRAWINGS. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE SPECIFIER. - SIMPSON STRONG-TIE COMPANY, INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES. - ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.	
								NOTES: SIMPSON SDWC ATTACHMENT DETAILS HAVE BEEN INCLUDED FOR INFORMATION PURPOSES ONLY. ALL FINAL SPECS FOR PRE ENGINEERED COMPONENTS ARE THE RESPONSIBILITY OF THE MANUFACTURER. SIMPSON SDWC SCREWS ARE TO BE USED IN LIEU OF STRAPPING WHERE AVAILABLE. HOWEVER, WHERE SDWC SCREWS CANNOT BE INSTALLED IN ACCORDANCE W/ MANUFACTURERS SPECIFICATIONS, STRAPPING SHALL BE USED. MORE STRINGENT MANUF. REQUIREMENTS SHALL CONTROL. CONTRACTOR SHALL CONSULT WITH MANUFACTURER TO CONFIRM REQUIREMENTS PRIOR TO INSTALLATION OF SYSTEM.	
13	NARROW FACE OF STUD CONNECTIONS	14	NARROW FACE OF STUD TO TOP PLATE INSTALLATION	15	NARROW FACE OF STUD TO BOTTOM PLATE INSTALLATION	16	NARROW FACE OF STUD TO SILL PLATE INSTALLATION	17	NOTES

THIS SHEET DESCRIBES THE USE OF, THE SDWC SCREW SYSTEM.
INSTALL PER MANUFACTURER'S SPECIFICATIONS.

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Project Name and Address:
NEW RESIDENCE
ST. E AVE. LANCASTER, CA 93535
APN: 3350-008-052

Seal:

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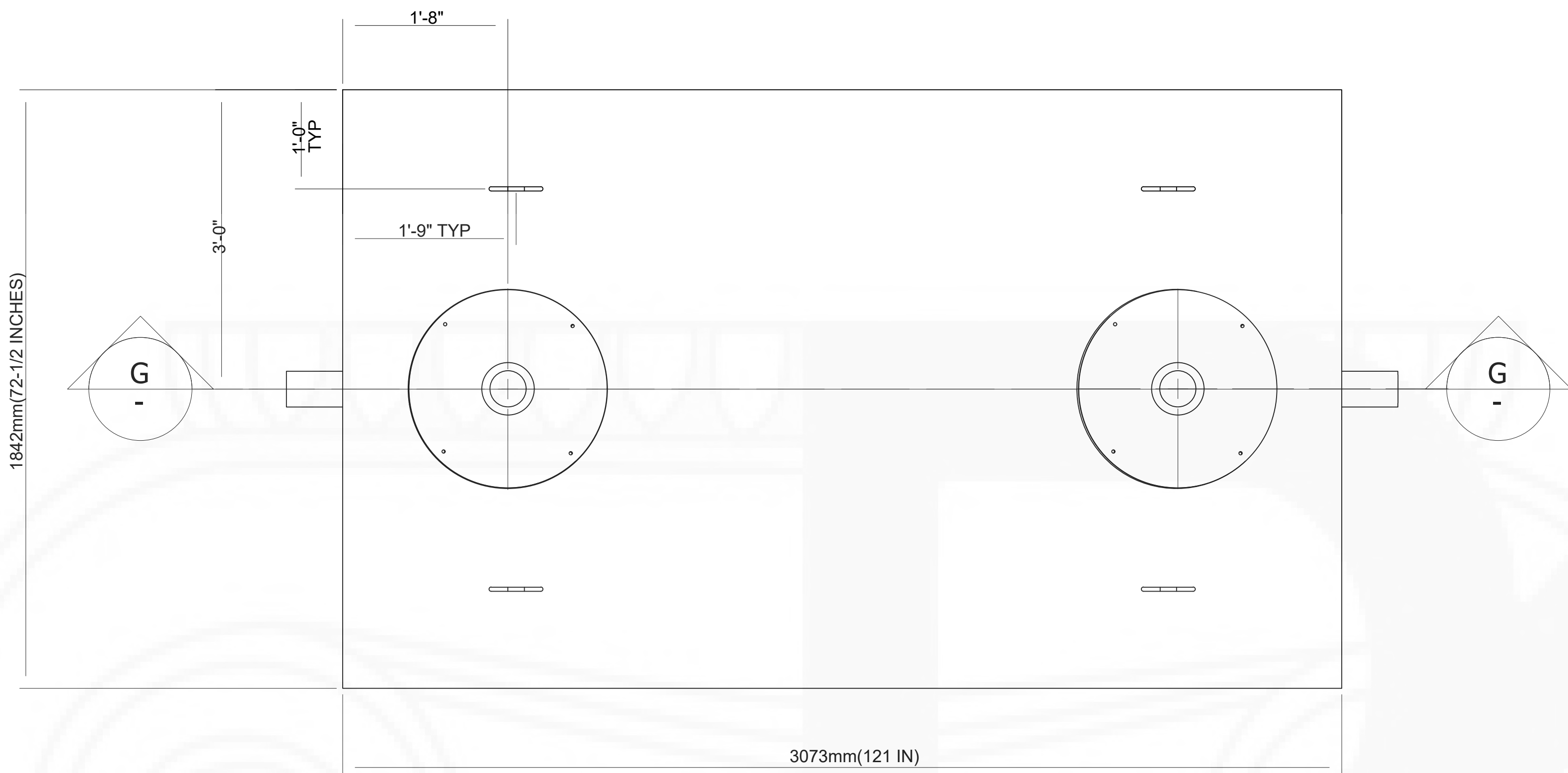
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**PROPOSED SEPTIC
TANK DETAILS**

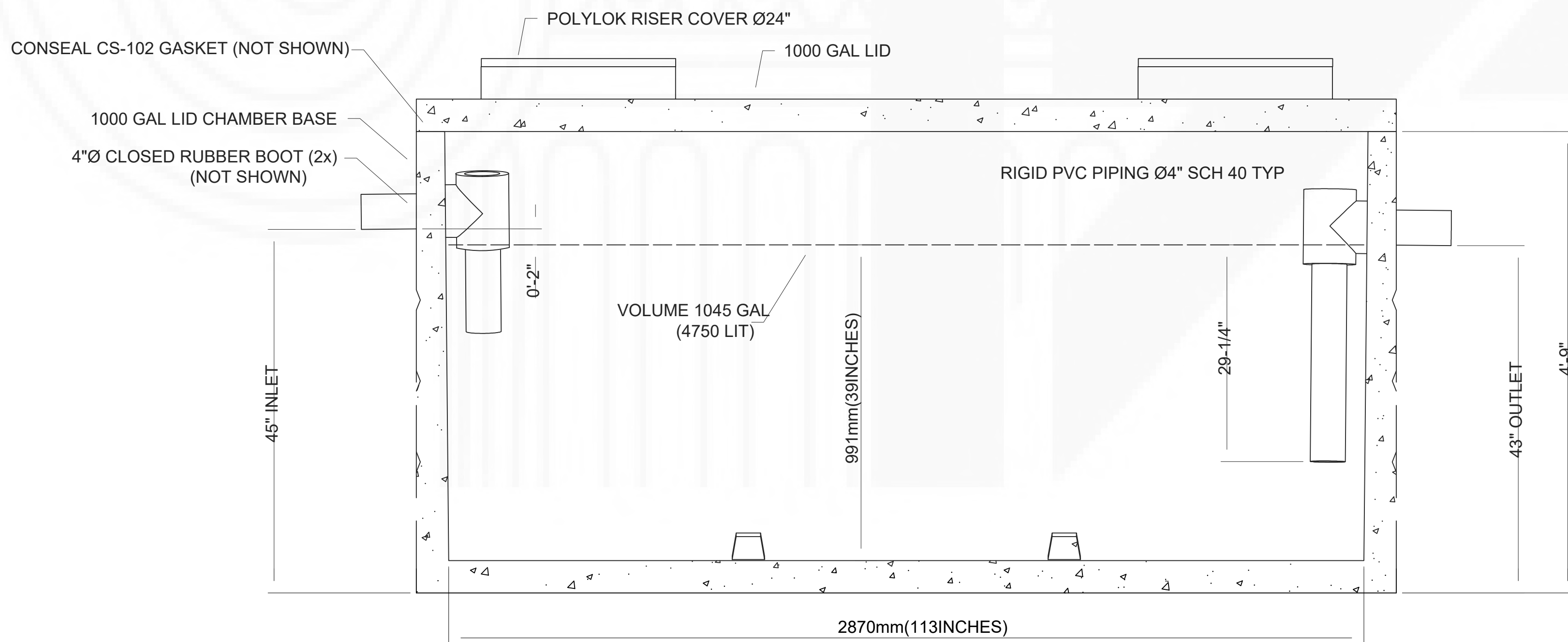
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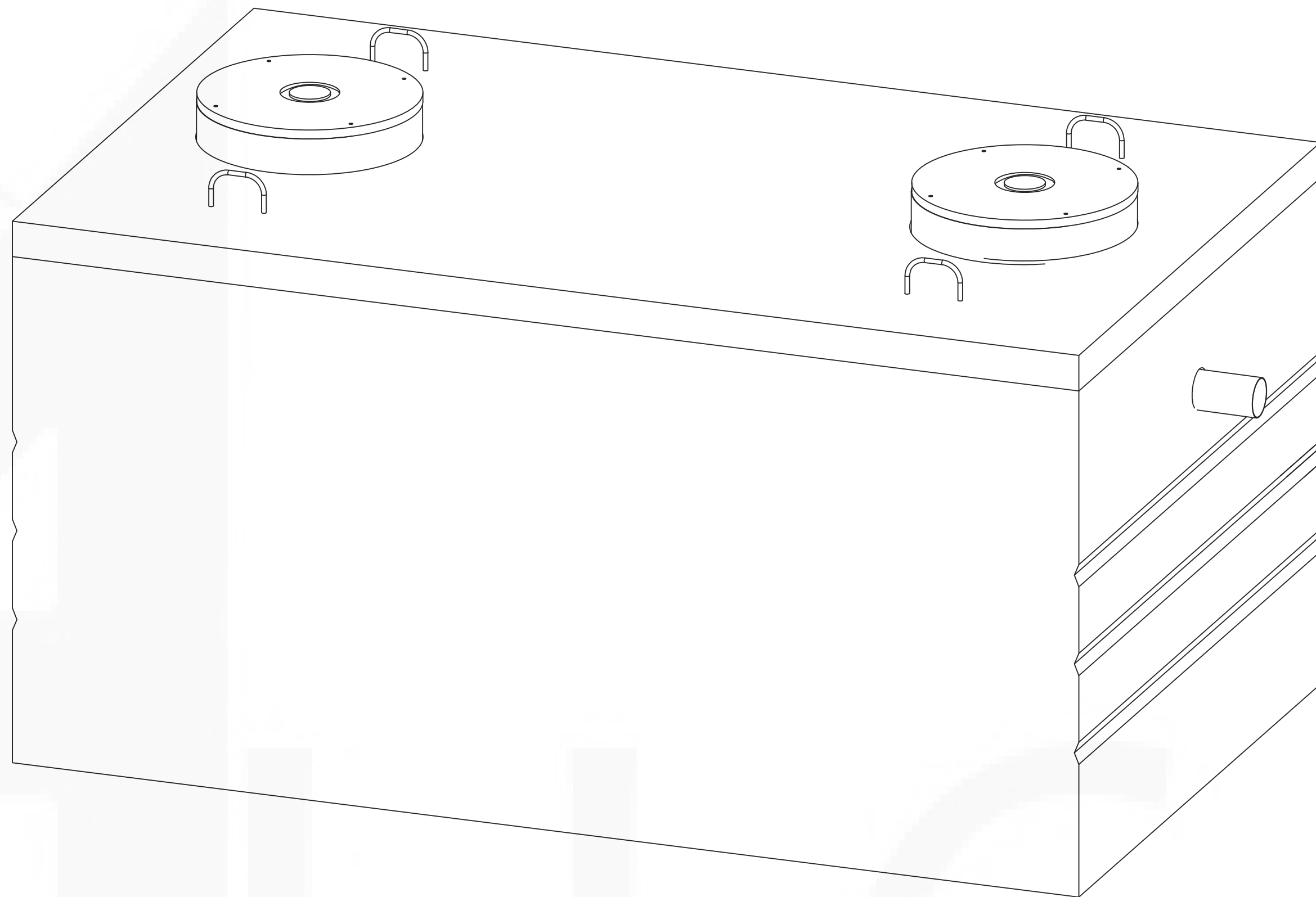


TOP VIEW
SCALE:1"=1'-0"



SECTION G-G
SCALE:1"=1'-0"

SECTION 1000 GALLON SEPTIC TANK
SCALE: 1"=1'-0"



ISOMETRIC 1000 GAL TANK (3D VIEW)
SCALE:1"=1'-0"

NOTES:

1. MINIMUM CONCRETE STRENGTH AT 28 DAYS : 32MPA
2. MAX WATER CEMENT RATIO OF 0.45 AND AIR CONTENT OF 5-8%
3. GRADE 400 REBAR REINFORCEMENT
4. WWM IN ACCORDANCE TO ASTM A1064
5. HARD STEEL FINISH
6. 25.64 GAL/IN (45.87 LIT/CM)

Seal:

Revision Notes:

Date Description

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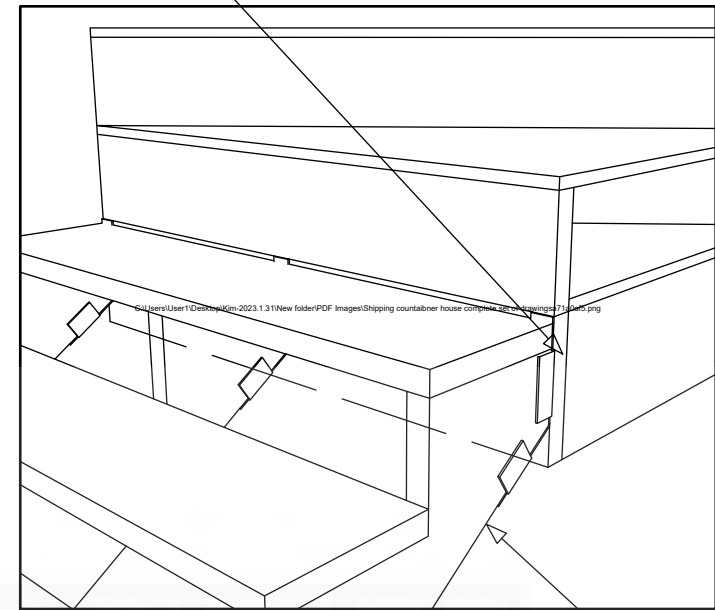
DETAILS

Scale:

Date: FEB. 03, 2023

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ADJUSTABLE
SIMPSON LSC
STINGER CONNECTOR
@ EA STRINGER

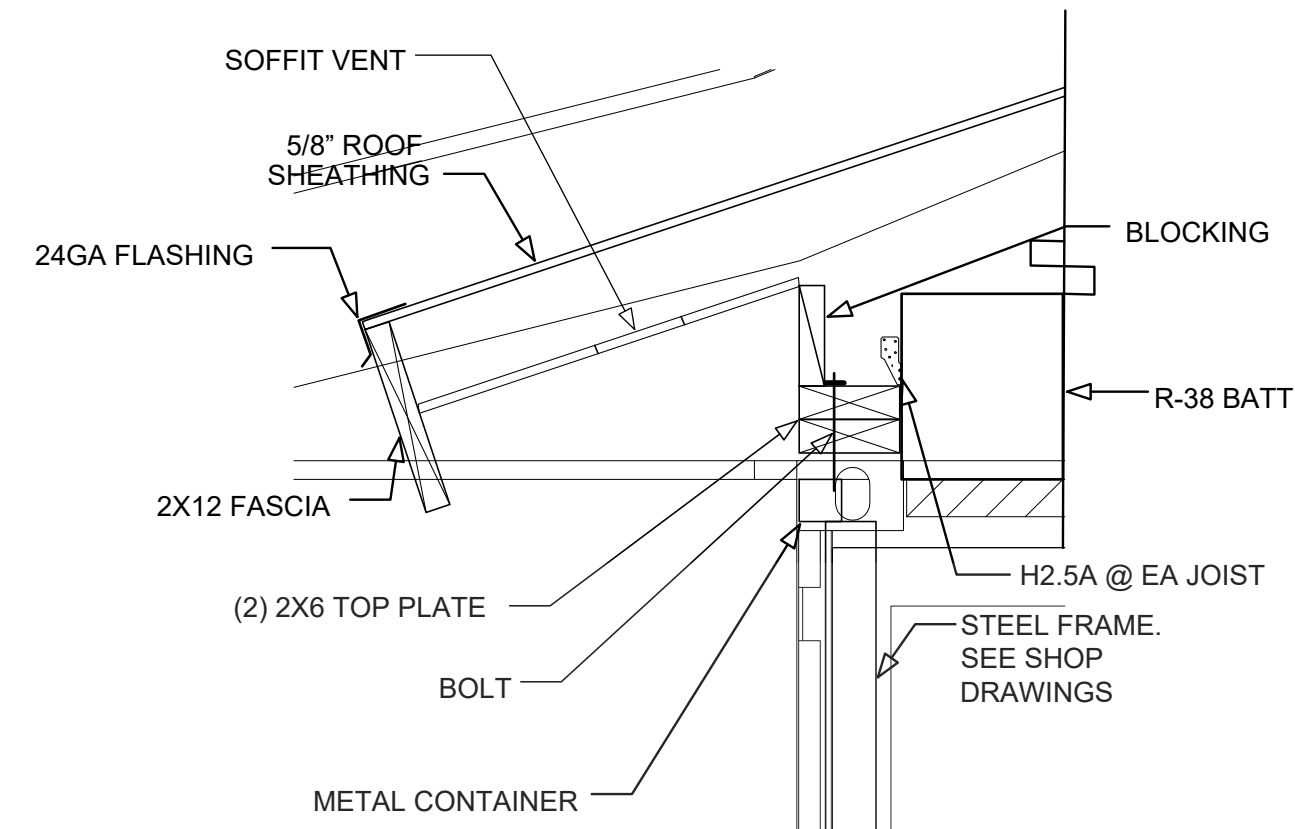


NOTE: 8" ABOVE FINISH
GRADE PER COUNTY CODE

2x12 STRINGER

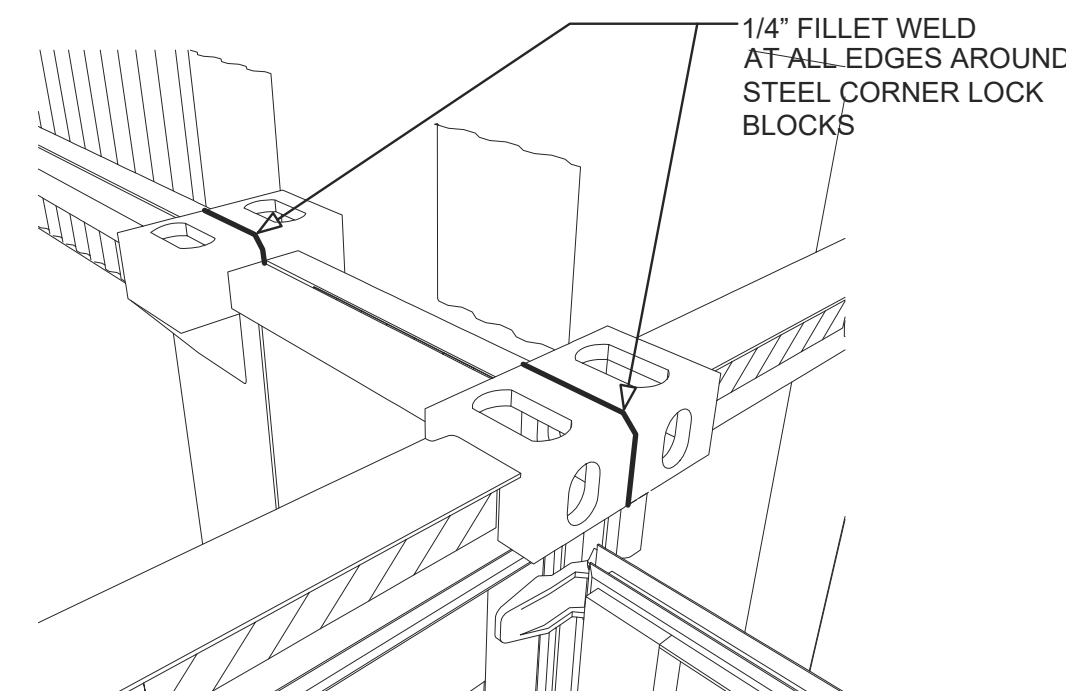
8 STAIR @ LANDING

NOT TO SCALE



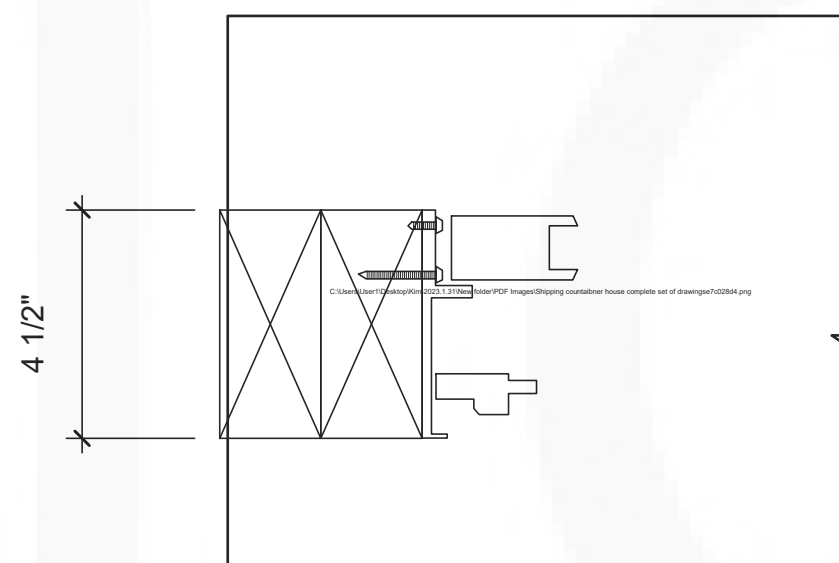
4 RAFTER @ CONTAINER

Scale: 1:12



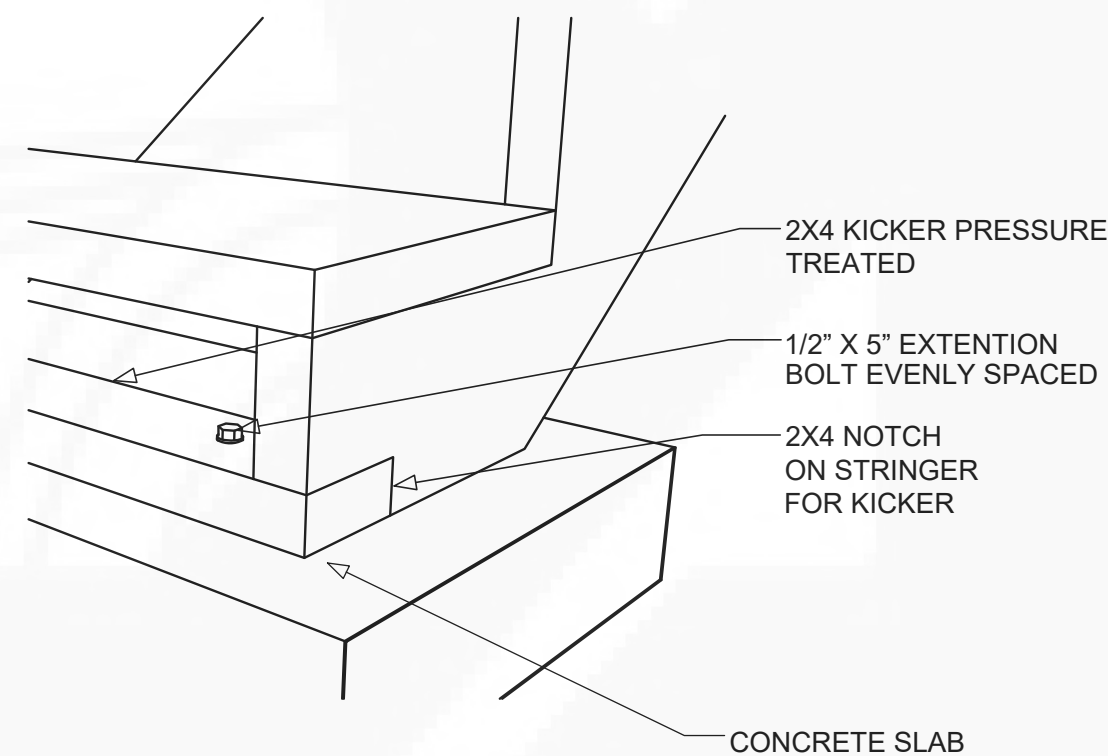
3 CONTAINERS TO CONTAINER CONNECTION

NOT TO SCALE



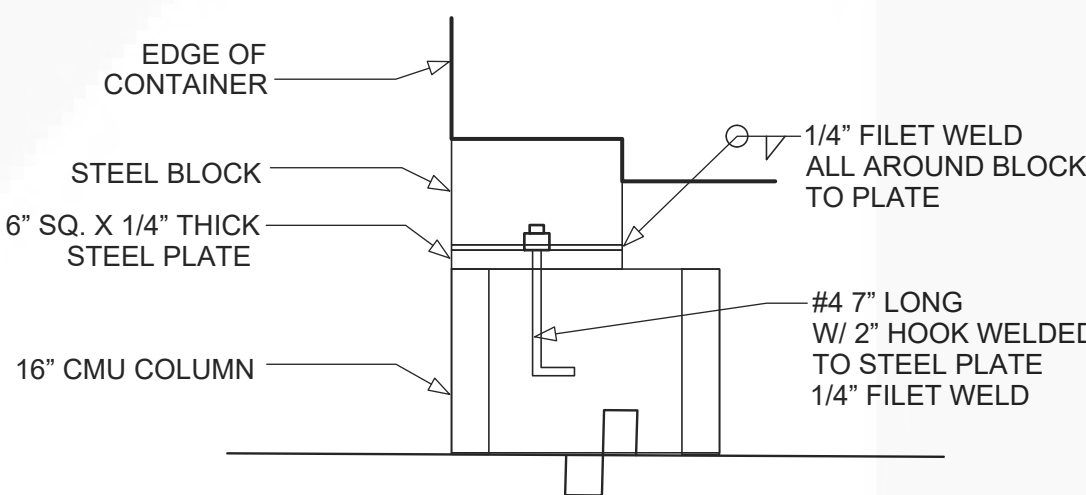
2 JAMB

Scale: 3" = 1'-0"



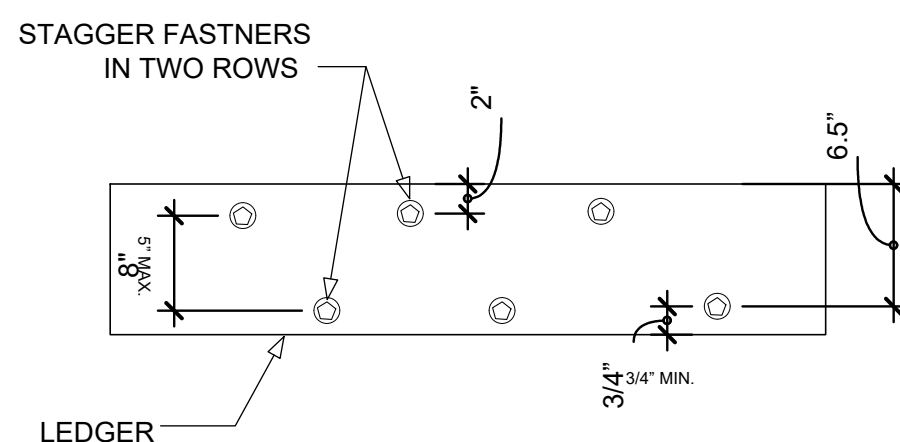
7 STAIR @ KICKER

NOT TO SCALE



6 CONTAINER CONNECTION

Scale: 1" = 1'-0"

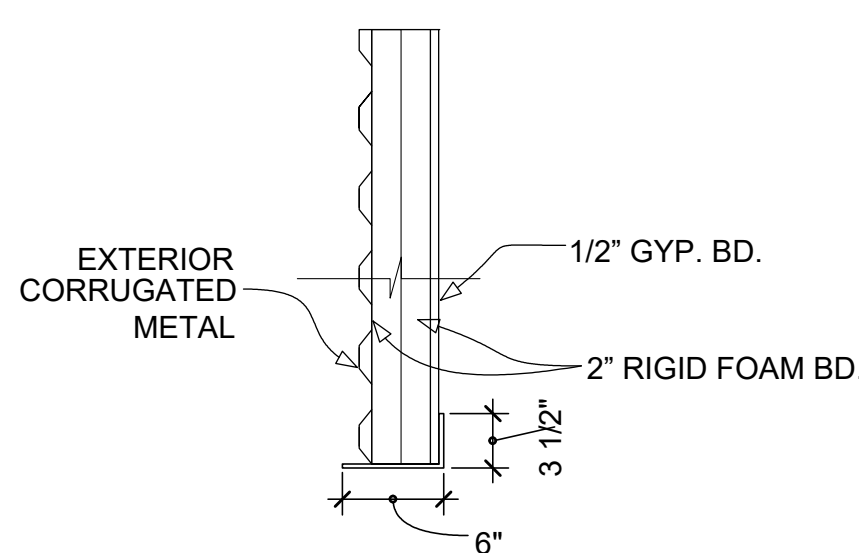


VERTICAL BOLT SPACING
5.5" MIN. FOR 2X8
6.5" MIN FOR 2X10
7.5" MIN. FOR 2X12

HORIZ. BOLT SPACING
5/8" DIA MIN. @ 18" O.C.
6" MIN. FROM EDGES

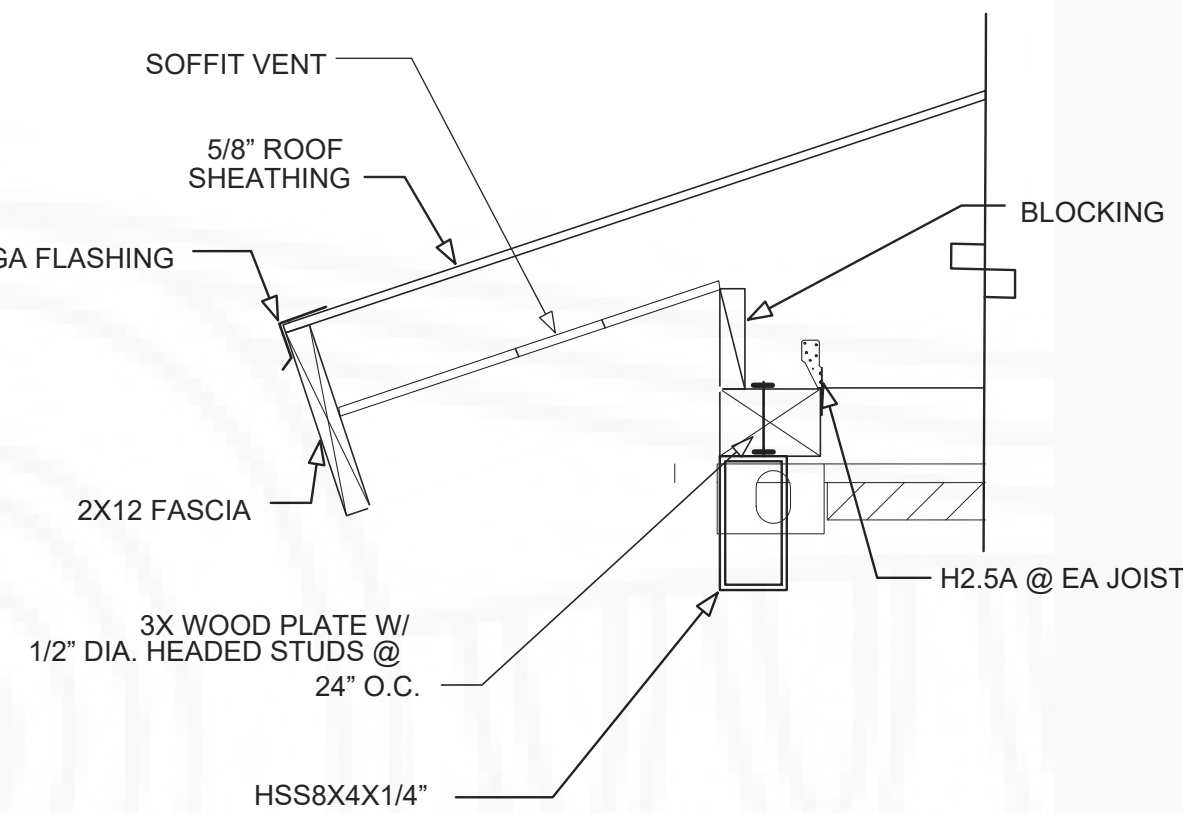
5 LEDGER BOLT PATTERN

NOT TO SCALE



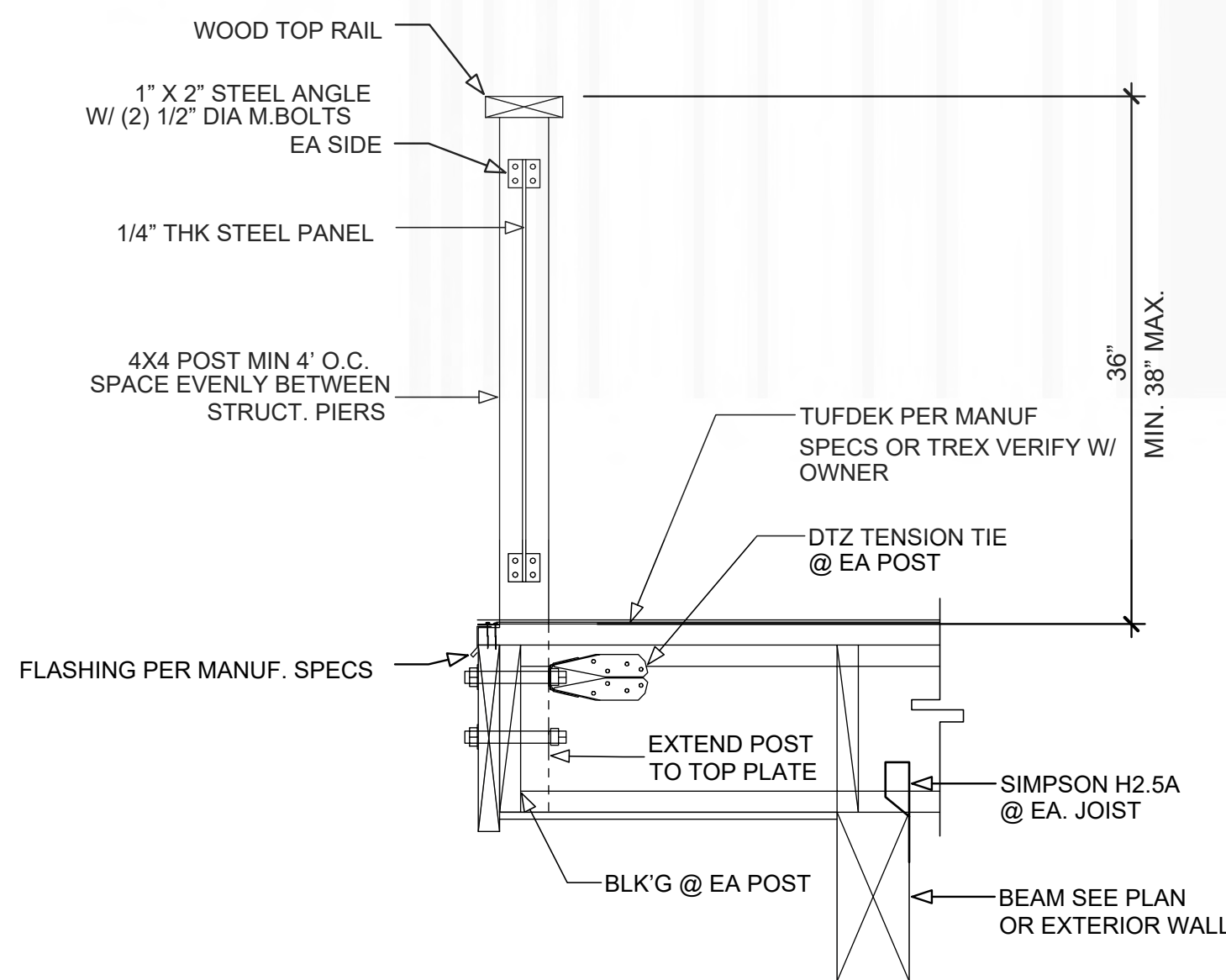
1 JAMB @ OPENING

Scale: 1" = 1'-0"



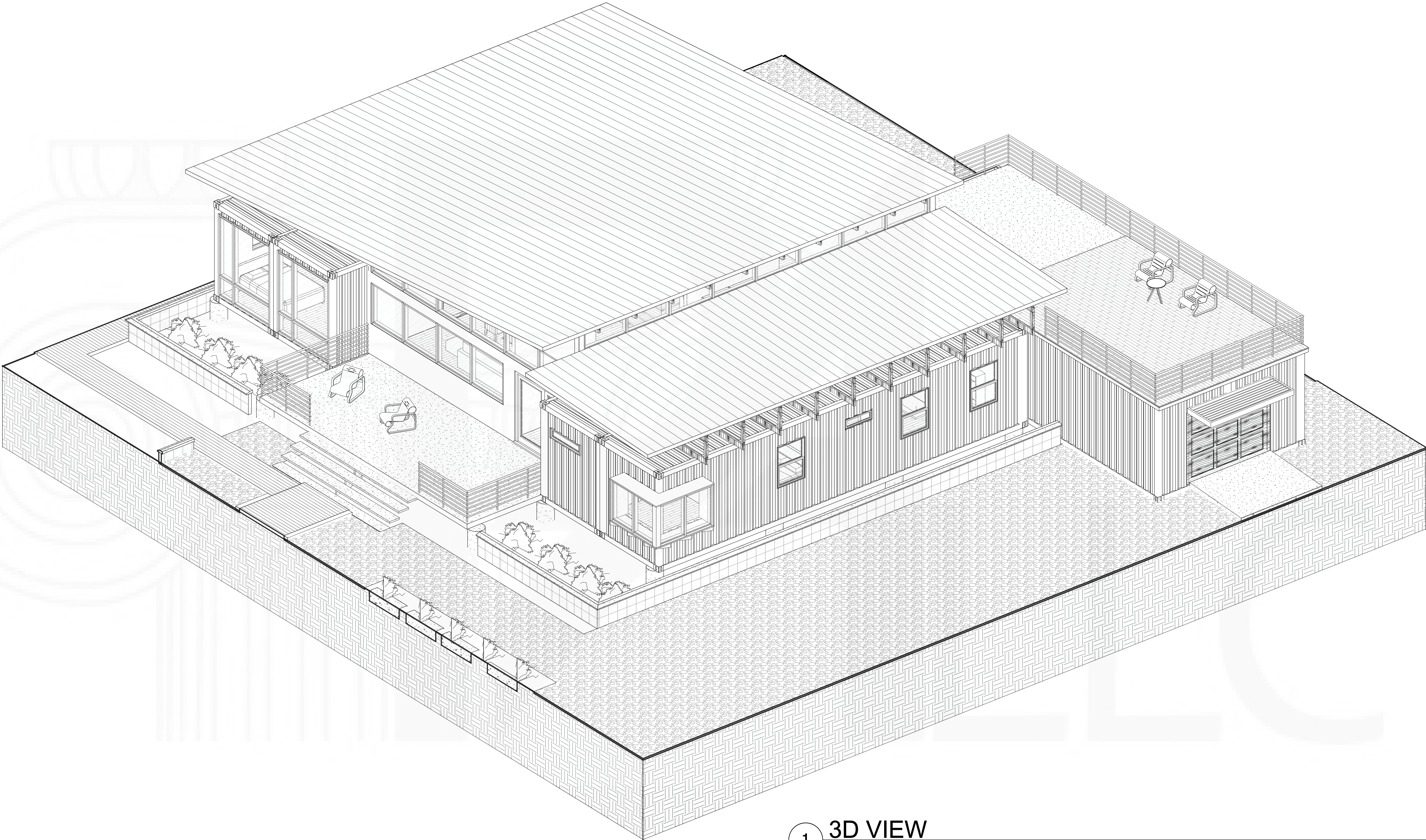
10 STEEL LINTEL @ OPENING

Scale: 1" = 1'-0"



9 GUARDRAIL @ ROOF

Scale: 1 1/2" = 1'-0"



1 3D VIEW

Project Name and Address:
NEW RESIDENCE
ST. E AVE. LANCASTER, CA 93535
APN: 3350-008-052

Seal:

Revision Notes:	
Date	Description

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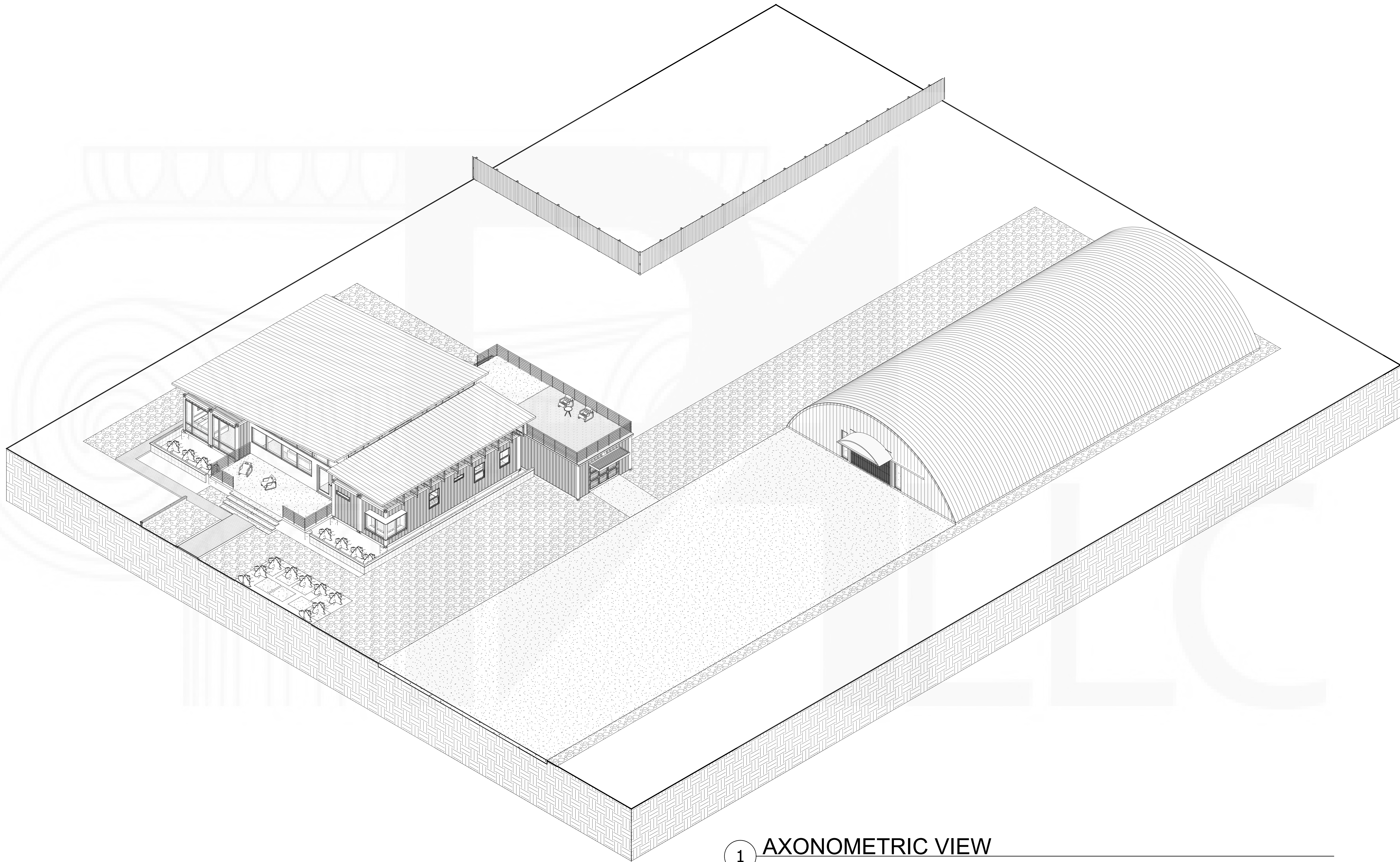
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1 AXONOMETRIC VIEW

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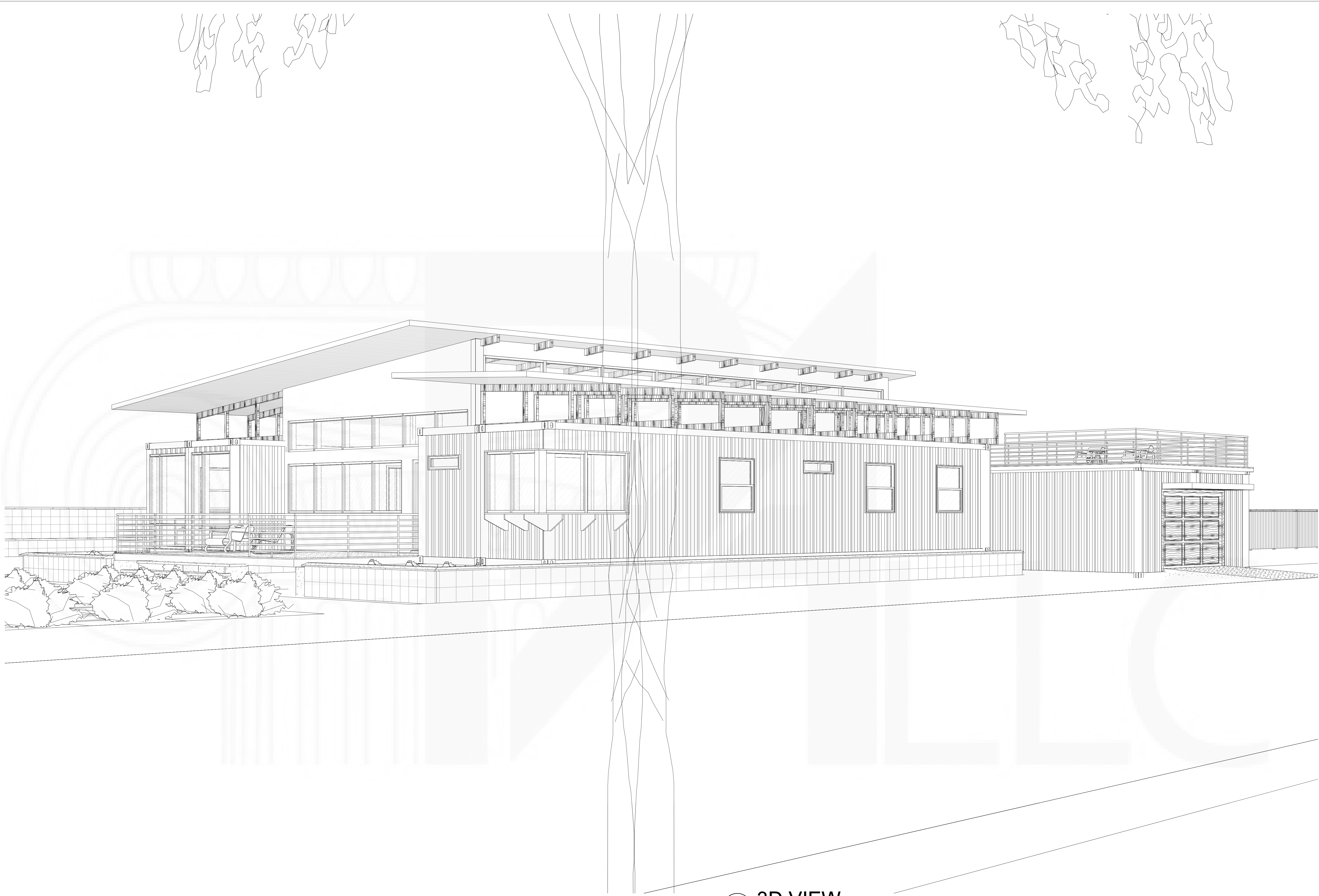
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AXONOMETRIC
VIEW

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1 3D VIEW



PixelArch Ltd.

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www.pixelarchltd.com

Project Name and Address:
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CIVIL PLANS FOR NEW RESIDENTIAL CONSTRUCTION
ST. E AVE LANCASTER, CA, 93535
APN: 3350-008-052

SITE INFORMATION

APN: 3350-008-052
ZONE: A2-5
ADDRESS: ST. E AVE LANCASTER, CA, 93535
TOTAL SQFT: 96,703
LAND W' X D': 341 x 282
USE CODE: 580V (VACANT LAND)
5 = DRY FARM
8 = DESERT
0 = UNUSED OR UNKNOWN CODE (NO MEANING)
V = VACANT LAND

ASSESSOR'S RESPONSIBLE DIVISION
DISTRICT: LANCASTER OFFICE
REGION: A1
CLUSTER: 01001 HI VISTA

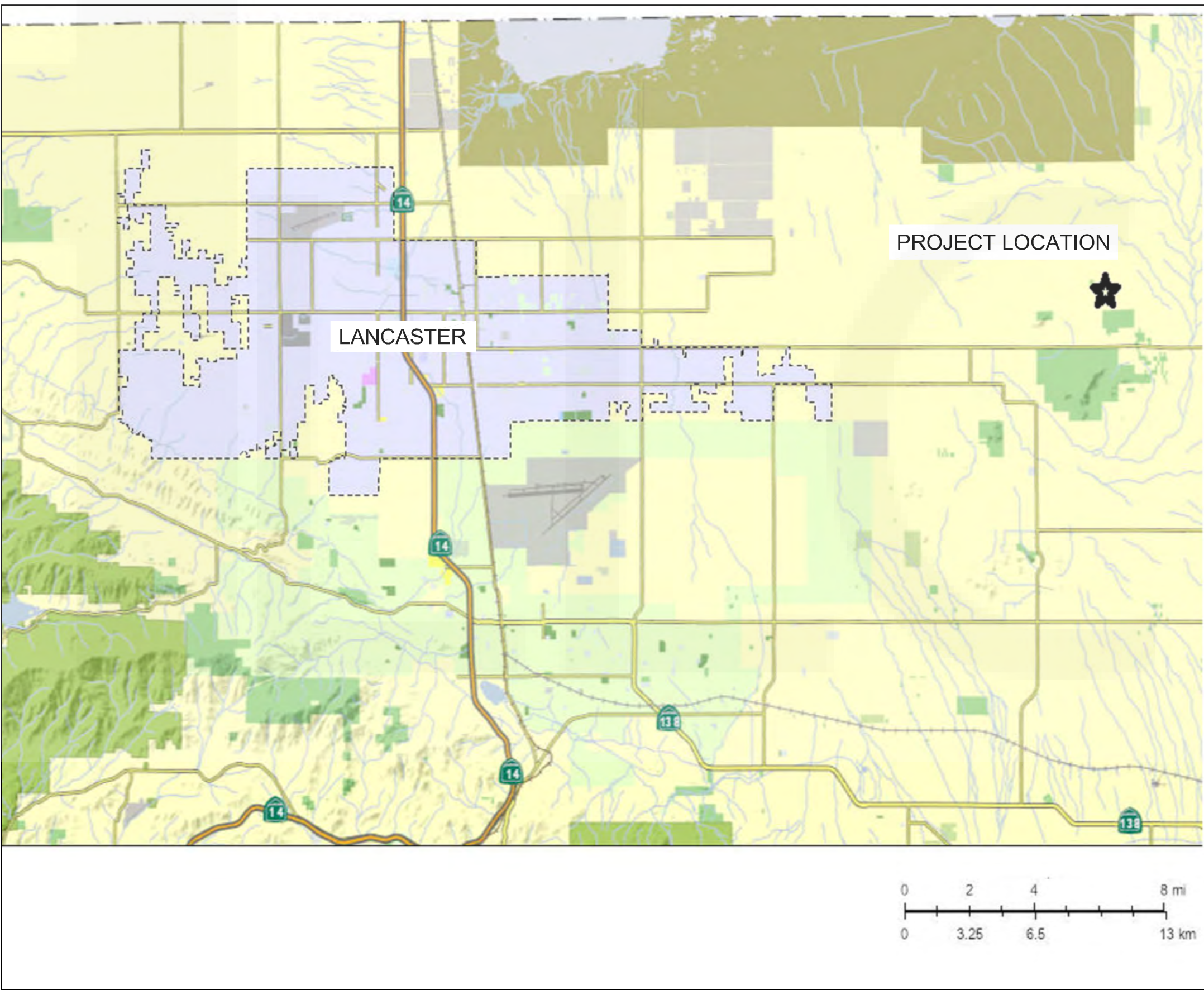
HOME OWER INFO:
NAME: KN
EMAIL: KIMKANSELL@GMAIL.COM
ADDRESS: PO BOX 2043 LONG BEACH, CA 90801

SHEET LIST

C1 GENERAL NOTES
C2 EROSION & SEDIMENTATION CONTROL
C3 DRAINAGE AREA MAP
C4 UTILITIES PLAN
C5 SITE PLAN



ARIAL VIEW (N.T.S)



VICINITY MAP

GENERAL NOTES:

- ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL COMPLY WITH:
A. CURRENT CITY OF LANCASTER CALTRANS CONSTRUCTION SPECIFICATIONS AND STANDARDS AS OF THE DATE OF THIS CONTRACT.
B. THE MOST CURRENT EDITION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD SPECIFICATIONS.
C. THE ADOPTED EDITION OF THE STATE OF CALIFORNIA BUILDING CODES ALONG WITH THE SPECIFIC CODE MODIFICATIONS ADOPTED BY THE LOS ANGELES COUNTY.
- CONTRACTOR SHALL OBTAIN ALL PERMITS AND LICENSES, PAY ALL CHARGES, FEES, AND TAXES AND GIVE ALL NOTICES NECESSARY AND INCIDENTAL TO THE DUE AND LAWFUL PROSECUTION OF THE WORK.
- ANY EXISTING OFF-SITE IMPROVEMENTS THAT ARE DAMAGED OR UNDERCUT BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE ENGINEER AND APPROVED BY THE OWNER OF THE EXISTING IMPROVEMENT AT THE CONTRACTOR'S EXPENSE (NO SEPARATE PAY ITEM).
- WORK COMPLETED BY THE CONTRACTOR WHICH HAS NOT RECEIVED A WORK ORDER OR CONSENT OF THE OWNER OR ENGINEER WILL BE SUBJECT TO REMOVAL AND REPLACEMENT BY AND AT THE EXPENSE OF THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL WASTE MATERIALS UPON PROJECT COMPLETION. THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIAL IN ANY 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN DEVELOPMENT PERMIT.
- BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE CALTRANS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD) AND SHALL BE LOCATED TO PROVIDE MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT WHILE PROVIDING CONTINUOUS TRAFFIC FLOW AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL DEVICES DURING CONSTRUCTION.
- CONTRACTOR IS REQUIRED TO VERIFY PROJECT ELEVATIONS. THE TERM "MATCH EXISTING" SHALL BE UNDERSTOOD TO SIGNIFY BOTH HORIZONTAL AND VERTICAL ALIGNMENT.
- WHEN MATCHING EXISTING PAVEMENTS, CURBS, DRIVES, AND WALKS, THEY SHALL BE SAW CUT FULL DEPTH AND REMOVED TO ALLOW FOR PROPOSED CONSTRUCTION. IF ANY EXISTING JOINT IS ENCOUNTERED, PRECAUTION SHALL BE TAKEN DURING REMOVAL OF CONCRETE SO AS NOT TO DAMAGE EXISTING DOWELS. ALL EXISTING DOWELS SHALL BE EXPOSED AND CLEANED.
- ALL "COMPACTED SUBGRADE" SHALL CONSIST OF NATIVE MATERIAL, SCARIFIED TO A MINIMUM DEPTH OF SIX INCHES AND COMPACTED TO 95% DENSITY ACCORDING TO ASTM D-698 AND TESTED BY ASTM D-2922.
- ALL "FLEXIBLE BASE" SHALL BE TYPE "A", GRADE 1, COMPACTED TO 100% MODIFIED DENSITY AT A MOISTURE CONTENT BETWEEN -2 AND +3 OF OPTIMUM PERCENT MOISTURE ACCORDING TO ASTM D-1557 (MODIFIED PROCTOR) AND TESTED BY ASTM D-2922.
- ASPHALT PAVEMENT SHALL BE THE TYPE SPECIFIED ON THE PLANS AND ACCORDING TO CALTRANS "HOT MIX ASPHALT CONCRETE PAVEMENT".
- PRIME COAT USING MC-30 AT A RATE OF 0.2 GALLONS PER SQUARE YARD SHALL BE PLACED OVER PREPARED BASE AT LEAST ONE DAY PRIOR TO LAYING ASPHALTIC CONCRETE PAVEMENT. ANY NECESSARY TACK COAT SHALL BE MC-30 AT 0.05 GALLONS PER SQUARE YARD.
- CONCRETE SHALL BE CLASS "A" UNLESS OTHERWISE ON PLANS.
- REINFORCING STEEL SHALL BE FROM NEW BILLET. ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER OF BARS EXCEPT WHEN REFERRING TO CLEARANCE.
- ALL SAWED JOINTS SHALL BE SAWED WITHIN 24 HOURS OF POURING.
- ORDINARY COMPACTION CONTROL IS REQUIRED ON THIS PROJECT.
- ALL ROLLING FOR COMPACTION OF ASPHALTIC CONCRETE PAVEMENT SHALL BE COMPLETED BEFORE THE MIXTURE TEMPERATURE DROPS BELOW 175 DEGS. (F).
- CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO THE NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNERS AND THE ENGINEER AND HIS EMPLOYEES, PARTNERS, OFFICES, DIRECTORS, OR CONSULTANTS, HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING FROM LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER, ENGINEER'S DIRECTORS, OFFICERS, EMPLOYEES, OR CONSULTANTS.
- ALL CMP (CORRUGATED METAL PIPE) USED ON THIS PROJECT SHALL HAVE A MANNING'S "N" VALUE OF 0.024, UNLESS OTHERWISE SHOWN ON PLANS.
- ALL COST ASSOCIATED WITH THE REMOVAL, REPLACEMENT AND TESTING SHALL BE PAID BY THE CONTRACTOR.
- ALL PVC SLEEVES SHALL BE INSTALLED THREE FEET (3') BELOW FINISHED GRADE AND ENDS SHALL BE MARKED SO THAT LOCATIONS OF SLEEVES CAN BE EASILY IDENTIFIED.

EROSION / SEDIMENTATION CONTROL NOTES:

- AT A MINIMUM, THESE CONTROLS SHALL CONSIST OF ROCK BERMS AND/OR SILT FENCES CONSTRUCTED PARALLEL TO AND DOWN GRADIENT FROM THE TRENCHES. THE ROCK BERMS OR SILT FENCES SHALL BE INSTALLED IN A MANNER SUCH THAT ANY RAINFALL RUNOFF SHALL BE FILTERED. HAY BALES SHALL NOT BE USED FOR TEMPORARY EROSION AND SEDIMENTATION CONTROLS.
- ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE MAINTAINED DURING CONSTRUCTION BY THE CONTRACTOR. THE CONTRACTOR SHALL REMOVE THE CONTROLS WHEN VEGETATION IS ESTABLISHED AND THE CONSTRUCTION AREA IS STABILIZED. ADDITIONAL PROTECTION MAY BE REQUIRED IF EXCESSIVE SOLIDS ARE BEING DISCHARGED FROM THE SITE.
- ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS SHALL BE REMOVED BY THE CONTRACTOR AT FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER / ENGINEER.
- PLACEMENT OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION PLANS. ACTUAL LOCATIONS MAY VARY SLIGHTLY FROM THE PLANS, BUT WILL BE VERIFIED BY THE ENGINEER/INSPECTOR IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL INSPECT THE CONTROLS AT WEEKLY INTERVALS AND AFTER EVERY SIGNIFICANT RAINFALL TO INSURE DISTURBANCE OF THE STRUCTURES HAS NOT OCCURRED. SEDIMENT DEPOSITED AFTER A RAINFALL SHALL BE REMOVED FROM THE SITE OR PLACED IN AN ENGINEER APPROVED DESIGNATED DISPOSAL AREA.
- CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT NO EROSION CONTROL MEASURES BLOCK THE DRAINAGE SYSTEM FROM WORKING AS DESIGNED.

UTILITIES:

- LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HERE ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION, INCLUDING THOSE NOT SHOWN ON THE DRAWINGS.
- ANY EXISTING UTILITIES, ON OR OFF THE SITE, THAT ARE DAMAGED OR UNDERCUT BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE ENGINEER AND APPROVED BY THE RESPECTIVE UTILITY COMPANY AT THE CONTRACTOR'S EXPENSE.
- DUE TO FEDERAL REGULATIONS TITLE 49, PART 192(8), GAS COMPANIES MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT THE WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA. CONTRACTOR SHALL REFERENCE CITY UTILITIES PLANS FOR FINAL ELECTRICAL LINE DESIGNS AND LAYOUT.

SEWER NOTES:

- THE CONTRACTOR SHALL MAINTAIN SERVICE TO EXISTING SANITARY SEWERS AT ALL TIMES DURING CONSTRUCTION.
- A MINIMUM OF SIX INCHES (6") WASTEWATER PIPE AND FITTINGS (ASTM D3034 SDR 26) ARE REQUIRED ON ALL NEW INSTALLATION.
- ALL RESIDENTIAL WASTEWATER SERVICE LATERALS SHALL BE EXTENDED TO THE PROPERTY LINE AND A CLEANOUT SHALL BE INSTALLED AT THE PROPERTY LINE. SERVICES TO LOTS WILL EXTEND THROUGH 10-FOOT (10') UTILITY EASEMENT.
- SECONDARY BACKFILL OF SEWER LINES SHALL GENERALLY CONSIST OF MATERIALS REMOVED FROM THE TRENCH AND SHALL BE FREE FROM BRUSH, DEBRIS, AND TRASH, NO ROCKS OR STONES HAVING ANY DIMENSION LARGER THAN FOUR INCHES (4") AT THE LARGEST DIMENSION.
- ALL SEWER PIPES SHALL HAVE COMPRESSION OR MECHANICAL JOINTS.
- ALL MANHOLES SHALL BE CONSTRUCTED OF FOUR FOOT DIAMETER (4' Ø) REINFORCED CONCRETE PIPE MEETING THE REQUIREMENTS OF ASTM SPECIFICATIONS C-478 OR POUR MONOLITHICALLY. CONCRETE RINGS SHALL BE USED TO ADJUST MANHOLE HEIGHTS TO MATCH EXISTING GRADE, MAXIMUM HEIGHT SHALL NOT EXCEED TWELVE INCHES (12"). CAST IRON FRAMES AND COVERS SHALL CONFORM TO ASTM SPECIFICATIONS A-48 CLASS 30.
- MANHOLE RINGS AND COVERS SHALL WEIGH A MINIMUM OF 460 POUNDS. OUTSIDE DIAMETER OF THE LID SHALL BE THIRTY-TWO INCHES (32"). MANHOLES SHALL BE CONSTRUCTED OF OR LINED WITH A CORROSION MATERIAL RESISTANT MATERIAL. WHERE NEW CONSTRUCTION TIES INTO AN EXISTING MANHOLE, THE EXISTING MANHOLE MUST BE LINED, COATED, OR REPLACED WITH A CORROSION RESISTANT MATERIAL.

- LIDS ARE TO BE SOLID WITH NO PICK HOLES.
- MANHOLE COVERS SHALL BE MARKED "SANITARY SEWER". PIPE CONNECTIONS TO MANHOLES SHALL BE CORED AND WATER TIGHT MANHOLE CONNECTORS KOR-N-SEAL I & II OR EQUAL ASTM C.
- ALL MANHOLES SHALL BE CONSTRUCTED SO THAT THE TOP OF THE RINGS IS 2" ABOVE THE SURROUNDING GROUND EXCEPT WHEN LOCATED IN PAVED AREAS. IN PAVED AREAS, THE MANHOLE RING SHALL BE FLUSH WITH PAVEMENT.
- WASTEWATER PIPE CONNECTIONS TO MANHOLES SHALL BE MADE WATER TIGHT USING A GASKET AROUND THE PIPE. THE GASKET PIPE SHALL THEN BE GROUTED INTO PLACE, USING A STIFF MIX NON-SHRINK GROUT, VIA KNOCKED OUT HOLES IN CONCRETE PIPE WALLS. STEPS SHALL NOT BE PROVIDED.
- WASTEWATER LINES SHALL BE TESTED FROM MANHOLE TO MANHOLE.
- IN AREAS WHERE A NEW WASTEWATER MANHOLE IS TO BE CONSTRUCTED OVER AN EXISTING WASTEWATER SYSTEM, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO TEST THE EXISTING MANHOLES BEFORE CONSTRUCTION. AFTER PROPOSED MANHOLE HAS BEEN BUILT, THE CONTRACTOR SHALL RE-TEST THE EXISTING SYSTEM TO THE SATISFACTION OF THE CONSTRUCTION INSPECTOR. (NO SEPARATE PAY ITEM).
- WHERE THE MINIMUM NINE-FOOT (9') SEPARATION DISTANCE BETWEEN WASTEWATER LINES AND WATER LINES / MAINS CANNOT BE MAINTAINED, THE INSTALLATION OF WASTEWATER LINES SHALL BE IN STRICT ACCORDANCE WITH TCEQ REGULATIONS. THE WASTEWATER LINE SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC MEETING THE ASTM SPECIFICATION FOR BOTH PIPES AND JOINTS OF 150 PSI AND SHALL BE IN ACCORDANCE WITH 30 TAC 217. 53 (D)(3)(A)(I).
- WATER JETTING THE BACKFILL WITHIN A STREET WILL NOT BE PERMITTED. SANITARY SEWER TRENCHES SUBJECT TO TRAFFIC SHALL CONFORM TO THE CITY CONSTRUCTION STANDARDS.
- NO TESTING WILL BE PERFORMED PRIOR TO 30 DAYS FROM COMPLETE INSTALLATION OF THE SANITARY SEWER LINES. THE FOLLOWING SEQUENCE WILL BE STRICTLY ADHERED TO:
A. PULL MANDREL
B. PERFORM AIR TEST
C. CLEANING OF ANY DEBRIS
D. FLUSHING OF SYSTEM
E. TV INSPECTION (WITHIN 72 HOURS OF FLUSHING)
- A MINIMUM OF THREE FEET (3') OF COVER IS TO BE MAINTAINED OVER THE SANITARY SEWER MAIN AND LATERALS AT SUBGRADE. OTHERWISE CONCRETE ENCASEMENT WILL BE REQUIRED.
- CLEANOUTS SHALL BE PROVIDED AT THE END OF EACH LINE WHEN A MANHOLE IS NOT REQUIRED. A CI CLEANOUT CASTING ALAMO IRON WORKS NO. 813-45, OR APPROVED EQUAL SHALL BE USED.
- EACH LOT OWNER SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH OF THE SEWER SERVICE STUB OUT, AND DETERMINE THE MINIMUM SERVICEABLE FINISHED FLOOR ELEVATION.
- VERTICAL SEWER SERVICE STACKS SHALL BE REQUIRED WHERE THE TOP OF THE SEWER MAIN IS AT A DEPTH OF EIGHT FEET (8') OR GREATER, UNLESS SHOWN OTHERWISE ON PLANS.

WATER NOTES:

- ALL WATER MAINS SHALL BE AWWA C900 (CLASS 150 OR GREATER), DR18.
- WATER SERVICES SHALL BE TYPE "K" SOFT COPPER CONFORMING TO ASTM SPECIFICATION B-881 OR LATEST REVISION.
- WATER MAIN SHALL HAVE A MINIMUM OF 36 INCHES OF COVER, EXCEPT THAT UNDER ROAD SIDE DITCHES AND ROAD CROSSING, ADDITIONAL COVER AND ENCASEMENT IS REQUIRED.
- EACH UNIT WITHIN A DUPLEX, TRIPLEX, FOURPLEX, OR CONDOMINIUM SHALL BE PROVIDED WITH AN INDIVIDUAL WATER METER. A MASTER METER CAN BE CONSIDERED FOR SEPARATE BUILDINGS, HOWEVER, THOSE BUILDINGS MUST BE PLUMBED TO ALLOW SEPARATE METERS FOR FUTURE CONSIDERATION.
- CONTRACTOR WILL KEEP THE AREA ON TOP OF AND AROUND THE WATER METER BOX FREE OF ALL OBJECTS AND DEBRIS.
- SECONDARY BACKFILL OF WATER LINES SHALL GENERALLY CONSIST OF MATERIAL REMOVED FROM THE TRENCH AND SHALL BE FREE FROM BRUSH, DEBRIS AND TRASH OR STONES HAVING ANY DIMENSION LARGER THAN 4" INCHES AT THE LARGEST DIMENSION.
- HYDROSTATIC TESTING IS DONE FROM VALVE TO VALVE.
- NO METER BOXES TO BE SET IN DRIVEWAYS OR SIDEWALKS. ANY METER BOXES SET IN DRIVEWAYS OR SIDEWALKS WILL BE RELOCATED AT CONTRACTOR'S AND/OR DEVELOPER'S EXPENSE.
- METER BOXES MUST BE SET AT THE PROPOSED GRADE. ANY METER BOXES THAT ARE NOT SET AT THE FINAL GRADE WILL BE ADJUSTED AT CONTRACTOR'S AND/OR DEVELOPER'S EXPENSE.
- METER BOXES SHALL BE PLASTIC, WITH COVERS, BY DFW PLASTICS, INC. OR APPROVED EQUAL.
- BRASS STOPS FOR CONNECTING TUBING TO SERVICE CLAMPS SHALL BE MUELLER OR APPROVED EQUAL WITH COMPRESSION BY CC THREAD FITTINGS.
- TAPPING SADDLES SHALL BE MUELLER OR APPROVED EQUAL DOUBLE STRAP WITH CC THREAD.
- CONTRACTOR SHALL PLACE TRACER WIRE ON TOP OF THE WATER MAINS. TRACER WIRE SHOULD RUN FROM VALVE TO VALVE AND EXIT AT THE VALVE BOX. THE TRACER WIRE SHOULD BE ATTACHED TO THE TOP OF THE PIPE USING TAPE. EXCESS WIRE SHOULD BE LEFT WITHIN VALVE BOXES TO BE PLACED WITHIN LID OF COVER.

DRAINAGE NOTES:

- ALL CONCRETE AND REINFORCING STEEL USED IN DRAINAGE STRUCTURES SHALL BE IN COMPLIANCE WITH THE CITY STANDARDS. CONCRETE SHALL BE CLASS A.
- PIPES FOR STORM DRAINS SHALL BE CONCRETE PIPE IN SIZES AS SHOWN ON APPROVED PLANS. ALL CONCRETE PIPES SHALL BE RCP ASTM SPECIFICATION C76. WHERE ADDED STRENGTH OF PIPE IS NEEDED FOR TRAFFIC LOADS OVER MINIMUM COVER OR HAVE A MINIMUM COVER OF NOT LESS THAN ONE FOOT (1') OVER THE TOP OF THE PIPE. ALL PIPES SHALL HAVE INTEGRAL TONGUE AND GROOVE JOINTS. ALL CONCRETE PIPE BENDS OR FITTINGS FOR HORIZONTAL OR VERTICAL CHANGES IN ALIGNMENT, AND ALL SPECIAL FITTINGS, SHALL BE OF PREFABRICATED CONSTRUCTION USING RCP.
- MANHOLE COVERS SHALL BE VULCAN FOUNDRY NUMBER VM-34, OR EQUAL, WITH 22 INCH (22") OPENING AND WEIGHT OF AT LEAST 240 POUNDS. THE COVER SHALL BE MARKED "STORM".
- ASPHALT COMPOUNDS SHALL CONSIST OF ASPHALT BASE, VOLATILE SOLVENTS, AND INERT FILTER. THE JOINT COMPOUND SHALL CONFORM TO THE STANDARDS OF THE TDPHT.
- MORTAR JOINT MIX SHALL BE COMPOSED OF ONE PART CEMENT OR PARTS OF MORTAR SAND.
- THE TRENCH WIDTH SHALL BE AT LEAST 15 INCHES (15") WIDER BUT NOT MORE THAN 21 INCHES (21") WIDER THAN THE OUTSIDE DIAMETER OF PIPE.
- TRENCH SHALL BE EXCAVATED VERTICALLY TO A MINIMUM DISTANCE OF ONE FOOT (1') OVER THE TOP OF PIPE OR CONDUIT, ABOVE WHICH POINT, TRENCH SIDES SHALL BE EXCAVATED AS NEAR TO VERTICAL AS POSSIBLE AND SAFE.
- A MINIMUM OF SIX INCHES (6") OF GRANULAR EMBEDMENT SHALL BE PLACED UNDER THE PIPE WHEN ROCK IS ENCOUNTERED.
- BACKFILL MATERIALS FOR TRENCHES NOT TO BE IN PROPOSED STREET AREA, EXISTING STREETS, OR WITHIN FIVE FEET (5') OF THE BACK OF CURB OR EDGE OF PAVEMENT MUST INCLUDE SPECIFIED EMBEDMENT MATERIAL AND MAY BE BACKFILLED WITH EXCAVATED MATERIALS THAT ARE VOID OF ROCKS AND OTHER OBJECTS LARGER THAN FOUR INCHES IN DIAMETER (4" Ø).
- SECONDARY BACKFILL OF STORM DRAIN SHALL GENERALLY CONSIST OF MATERIALS REMOVED FROM THE TRENCH AND SHALL BE FREE FROM BRUSH, DEBRIS, AND TRASH, NO ROCKS OR STONES HAVING ANY DIMENSION LARGER THAN FOUR INCHES (4") AT THE LARGEST DIMENSION.
- MORTAR JOINT AREAS SHALL BE THOROUGHLY WETTED. THE LOWER ONE-HALF (1/2) OF THE GROOVE SHALL BE PACKED WITH MORTAR FROM THE INTERIOR. THE REMAINING GROOVE AREA SHALL BE QUICKLY PACKED WITH MORTAR FROM THE EXTERIOR. A MORTAR BEAD SHALL BE FORMED AROUND THE PIPE JOINT. THE BEAD SHALL EXTEND A MINIMUM OF ONE INCH (1") ON EACH SIDE OF THE JOINT AND PROJECT OUTWARD A DISTANCE OF ONE INCH (1"). THE INSIDE OF PIPE JOINT SHALL BE FINISHED SMOOTH WITH THE INSIDE OF THE PIPE. THE JOINT SHALL BE PROTECTED FROM SUN AND AIR BY AN APPROVED WET WRAPPING OR WET OIL COVER FOR A MINIMUM OF 48 HOURS OR UNTIL BACKFILLED. JOINTS SHALL NOT BE MADE WHEN THE TEMPERATURE IS 40°F OR BELOW.
- ASPHALT COMPOUND JOINTS SHALL BE MADE IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS. THE PIPE SHALL BE DRY. SUFFICIENT COMPOUND SHALL BE PLACED IN THE GROOVE TO CAUSE SOME MATERIAL TO BE SQUEEZED FROM JOINT WHEN PIPE IS SEATED. THE INSIDE OF PIPE JOINTS SHALL BE WIPED CLEAN AFTER JOINT CONNECTION.

CONSTRUCTION NOTES:

DRAINAGE NOTE

- DRAINAGE IMPROVEMENTS SUFFICIENT TO MITIGATE THE IMPACT OF CONSTRUCTION SHALL BE INSTALLED PRIOR TO ADDING IMPERVIOUS COVER.

ROADWAY

- ALL ROADWAY COMPACTION TESTS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEO-TECHNICAL ENGINEER. FLEXIBLE BASE OR FILL MATERIAL, INCLUSIVE OF SUBGRADE, SHALL BE COMPACTED AS A SPECIFIED AND TESTED FOR DENSITY AND MOISTURE.
- ASPHALTIC CONCRETE PAVEMENT SHALL BE TYPE "D" HOT MIX ASPHALT AS DEFINED IN CALTRANS' STANDARD SPECIFICATIONS.
- THE ASPHALTIC CONCRETE SURFACE COURSE SHALL BE PLANT MIXED, HOT LAID TYPE "D" MEETING THE SPECIFICATION REQUIREMENTS OF CALTRANS. THE MIX SHALL BE DESIGNED FOR A STABILITY OF AT LEAST 35 AND SHALL BE COMPACTED TO BETWEEN 91 AND 95 PERCENT OF THE MAXIMUM THEORETICAL DENSITY. THE ASPHALT CEMENT CONTENT BY PERCENT OF TOTAL MIXTURE WEIGHT SHALL FALL WITHIN A TOLERANCE OF +0.5 PERCENT FROM A SPECIFIC MIX DESIGN.

UTILITY TRENCH COMPACTION

- ALL UTILITY TRENCH COMPACTION TESTS WITHIN THE STREET PAVEMENT SECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEO-TECHNICAL ENGINEER. FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED TWELVE INCHES (12") LOOSE. EACH LAYER OF MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY AND TESTED FOR DENSITY AND MOISTURE.

CURB CUT

DUE TO CONSTRUCTION OF NEW RIGHT-OF-WAY CONSTRUCTION:

- SAWCUT EXISTING STREET AND MATCH TO NEW CONSTRUCTION.
- SAWCUT EXISTING CURB TO TIE INTO EXISTING CONSTRUCTION.

CONSTRUCTION STABILIZED ENTRANCE

- SAWCUT CURB FOR CONSTRUCTION ENTRANCE.
- STABILIZED CONSTRUCTION AREA SHALL BE CONSTRUCTED OF 3"x5" ROCK TO BE PLACED A MINIMUM LENGTH OF 25 FEET AND MAINTAINED SO THAT CONSTRUCTION DEBRIS DOES NOT FALL WITHIN THE CITY RIGHT-OF-WAY. RIGHT-OF-WAY MUST BE CLEARED FROM MUD, ROCKS, ETC. AT ALL TIMES.

SIGNING AND PAVEMENT MARKING NOTES

- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL REGULATORY AND WARNING SIGNS, STREET NAME SIGNS AND SIGN MOUNTS IN ACCORDANCE WITH APPROVED ENGINEERING PLANS. THE CITY WILL INSPECT ALL SIGNS AT FINAL INSPECTION.
- THE CONTRACTOR SHALL INSTALL ALL PAVEMENT MARKINGS IN ACCORDANCE WITH APPROVED ENGINEERING PLANS. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO THE INSTALLATION OF ALL SEALER AND FINAL MARKINGS. THE CITY WILL INSPECT ALL MARKINGS AT FINAL APPLICATION.

MOUNTING

- THE WEDGE ANCHOR STEEL SYSTEM AND THIN-WALLED TUBING POST SHALL BE USED FOR SIGNS WITH UP TO 10 SQUARE FEET OF SIGN AREA. MATERIALS AND INSTALLATION SHOULD FOLLOW THE CALTRANS TRAFFIC STANDARDS.
- THE TRIANGULAR SLIP BASE SYSTEM AND 10 BWG TUBING POST SHALL BE USED FOR SIGNS THAT HAVE 10 TO 16 SQUARE FEET OF SIGN AREA. MATERIALS AND INSTALLATION SHOULD FOLLOW THE CALTRANS TRAFFIC STANDARDS.
- OBJECT MARKERS MATERIALS AND INSTALLATION SHOULD FOLLOW THE CALTRANS TRAFFIC STANDARDS.

MATERIALS

- SIGN MATERIALS INCLUDING ALUMINUM SIGN BLANKS AND SIGN FACE MATERIALS SHOULD FOLLOW THE CALTRANS TRAFFIC STANDARDS.

SEQUENCE OF CONSTRUCTION

- INSTALL EROSION CONTROLS PER APPROVED PLAN.
- TEMPORARY CONTROLS TO BE INSPECTED AND MAINTAINED WEEKLY AND PRIOR TO ANTICIPATED RAINFALL EVENTS, AND AFTER RAINFALL EVENTS, AS NEEDED. CONTRACTOR/OWNER SHALL PROVIDE A CONTACT NAME AND NUMBER FOR EROSION CONTROL ISSUES.
- CONDUCT DEMOLITION ACTIVITIES, IF APPLICABLE.
- CONSTRUCT DETENTION POND PER APPROVED PLAN.
- CONDUCT GRADING ACTIVITY IN R.O.W. FOR STREET CONSTRUCTION.
- CONDUCT TRENCHING ACTIVITY FOR WATER AND WASTEWATER IMPROVEMENTS.
- RE-VEGETATE DISTURBED AREAS.
- REMOVE EROSION CONTROLS (AS APPLICABLE) WITH COORDINATION OF OWNER REPRESENTATIVE AND ENGINEER.

STREET DESIGN NOTES:

- NO STREETS SHALL BE DESIGNED HAVING A SLOPE OF LESS THAN 0.40 FEET PER 100 FEET.
 - MAXIMUM VERTICAL GRADE AND MAXIMUM RADIUS LENGTH:
 - MAJOR ROAD/ARTERIAL STREET: 6% MAX. VERTICAL GRADE; MAX. RADIUS LENGTH 383'
 - COLLECTOR STREET: 6% MAX. VERTICAL GRADE; MAX. RADIUS LENGTH 288'
 - MINOR STREET:
 - 60 FOOT R.O.W.: 6% MAX. VERTICAL GRADE; MAX. RADIUS LENGTH 288'
 - 50 FOOT R.O.W.: 10% MAX. VERTICAL GRADE; MAX. RADIUS LENGTH 100'
 - TRAFFIC BARRIERS SHALL BE USED TO ROUTE, STOP, OR REDIRECT THE FLOW OF TRAFFIC AROUND DANGEROUS ENVIRONMENTS AND TO ALERT PEDESTRIANS AND LOWER VEHICLE TRAFFIC OF NEARBY DANGERS.
 - THE MINIMUM PAVEMENT REQUIREMENTS FOR STREETS SHALL BE AS FOLLOWS APPROVED BY THE CITY ENGINEER:
- | STREET CLASSIFICATION | 35 PI OR LESS | MORE THAN 35 PI |
|--|---------------|-----------------|
| 1. FOR RESIDENTIAL (MINOR) ASPHALT STREETS
BASE OR STRUCTURAL EQUIVALENT MINIMUM
ASPHALT THICKNESS TYPE D OR AS APPROVED | 8"
1 ½" | 12"
2" |
| 2. FOR COLLECTOR ASPHALT STREETS
BASE OR STRUCTURAL EQUIVALENT MINIMUM
ASPHALT THICKNESS TYPE D OR AS APPROVED 2" 2" | 10" | 14" |
| 3. FOR MAJOR ROAD/ARTERIAL STREETS
BASE OR STRUCTURAL EQUIVALENT MINIMUM
ASPHALT THICKNESS TYPE D OR AS APPROVED | 12"
2" | 16"
2" |
- E. SOILS TESTING AND PAVEMENT DESIGN RECOMMENDATION FROM AN INDEPENDENT TESTING LABORATORY WILL BE REQUIRED TO DETERMINE IF ANY LIME STABILIZATION OR ADDITIONAL BASE OR PAVEMENT THICKNESS IS NEEDED.

GEOTECHNICAL STUDY & PAVEMENT DESIGN:

- RECOMMEND THE TOP 6" OF THE FINISHED SUBGRADE SOILS DIRECTLY BENEATH THE PAVEMENT BE CHEMICALLY TREATED.
- CHEMICAL TREATMENT SHALL CONSIST OF LIME APPLIED AT A RATE OF ABOUT 6% - 7%, WHICH EQUATES TO ABOUT 30 - 35 LBS OF LIME (DRY WEIGHT) PER SQUARE YARD PER 6" TREATED DEPTH.
- PAVEMENT DESIGN:
 - RIGID PAVEMENT:
 - REINFORCED CONCRETE - 6"
 - TREATED SUBGRADE - 6"
 - FLEXIBLE PAVEMENT:
 - ASPHALT CONCRETE - 2.5"
 - BASE MATERIAL - 10"
 - TREATED SUBGRADE - 6"



Project Name and Address:

Civil Plans
ST. E AVE LANCASTER CA 93535
APN: 3350-008-052

Seal:

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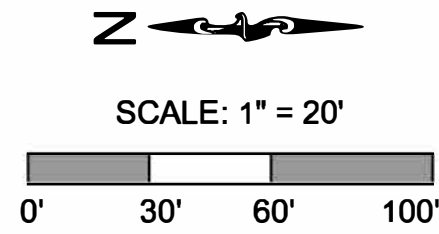
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General Notes

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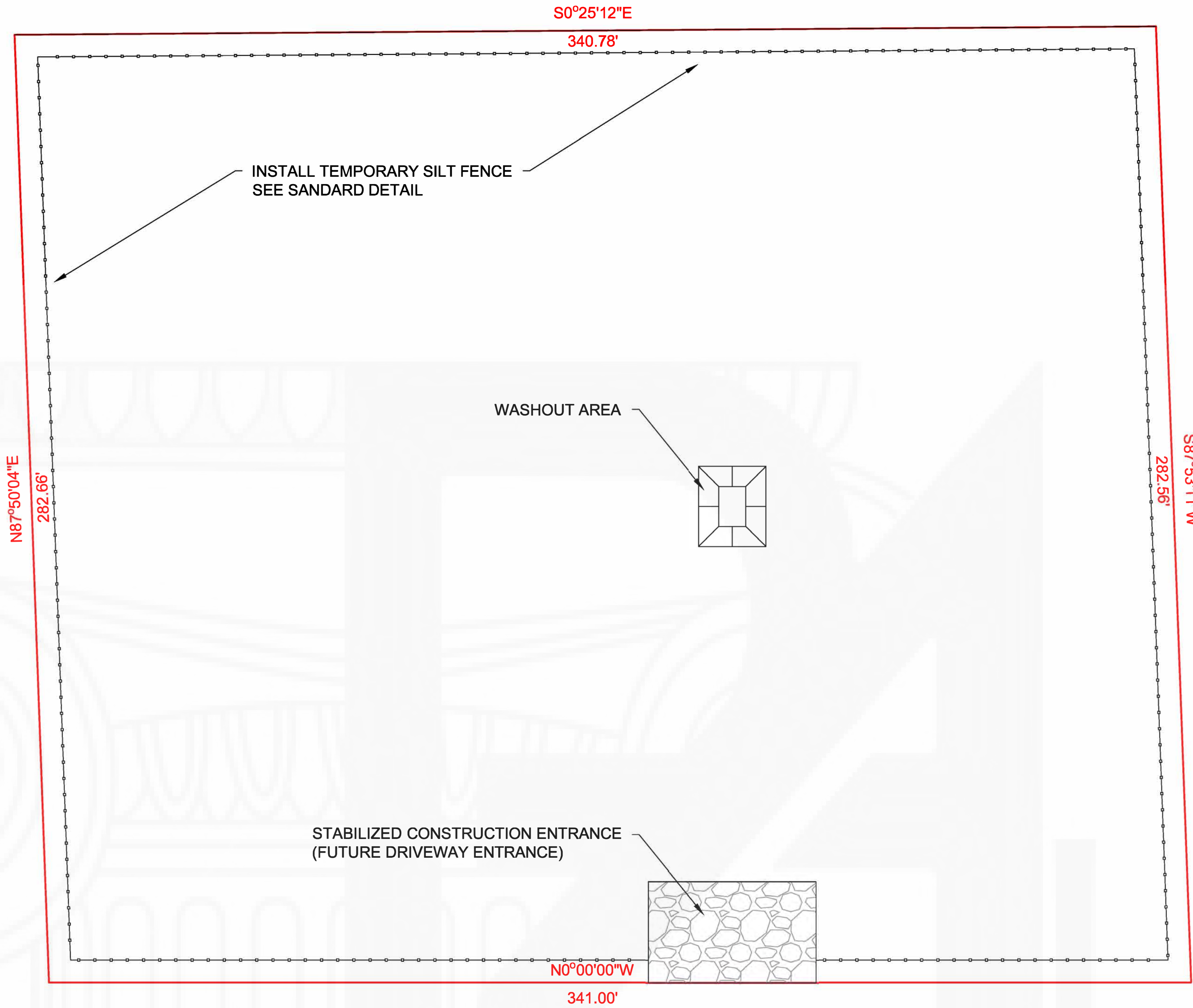
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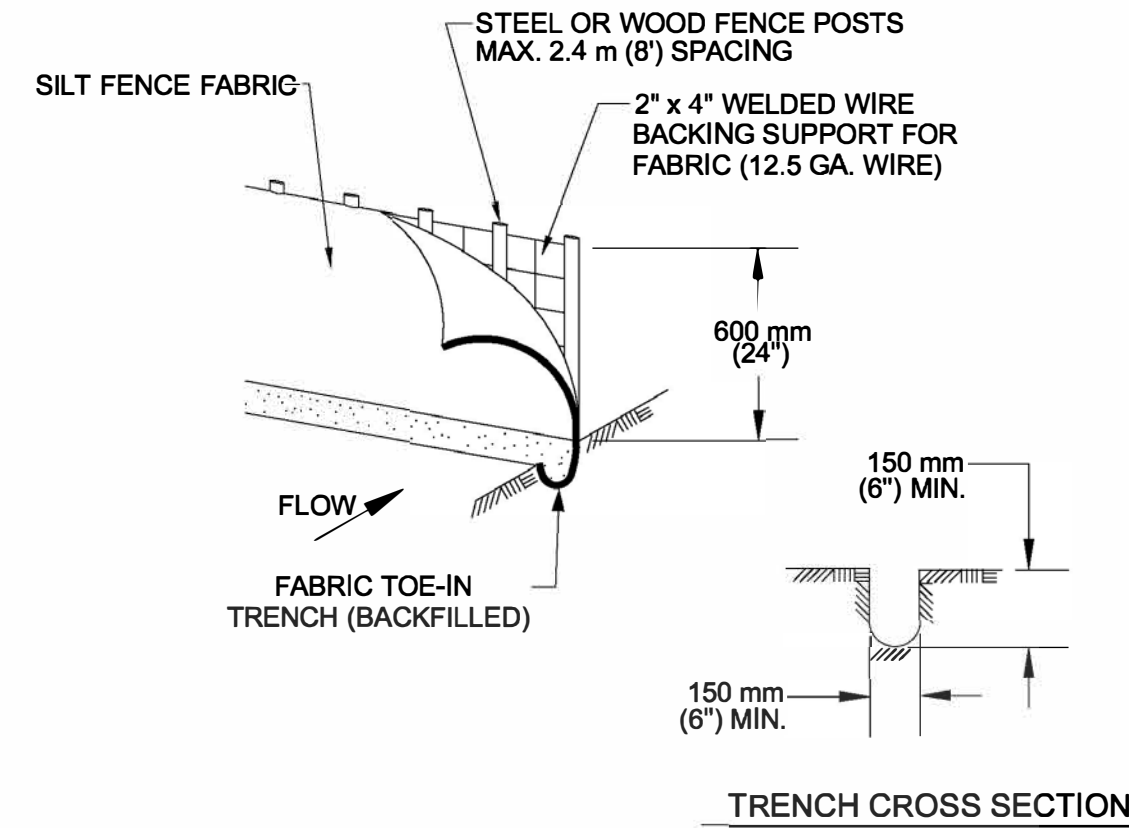
PROPERTY LINE —————

SILT FENCE ————○———



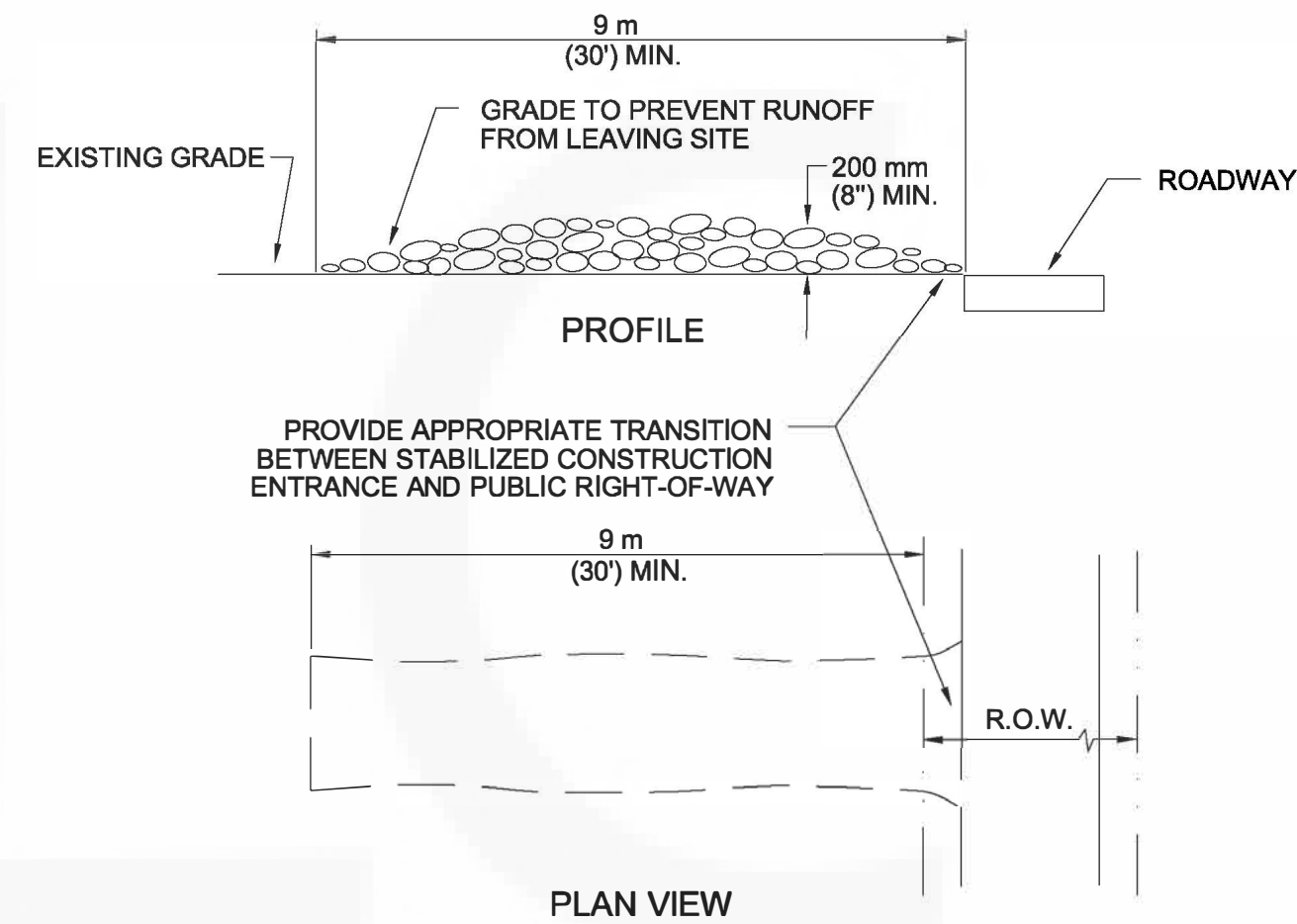
NOTES:

- SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE, USING STRUCTURAL DRAINAGE CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE, AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
- CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
- RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REMOVE SEDIMENTS AND POLLUTANTS.
- PROTECT SLOPES AND CHANNELS.
- PROVIDE STORM DRAIN SYSTEM STENCILING AND SIGNAGE (IF APPLICABLE).
- DIVERT ROOF RUNOFF TO VEGETATED AREAS BEFORE DISCHARGE UNLESS THE DIVERSION WOULD RESULT IN SLOPE INSTABILITY.
- DIRECT SURFACE FLOW TO VEGETATED AREAS BEFORE DISCHARGE UNLESS THE DIVERSION WOULD RESULT IN SLOPE INSTABILITY.
- USE EROSION CONTROL BLANKETS AS TEMPORARY, DEGRADABLE, ROLLED EROSION CONTROL PRODUCTS TO REDUCE SOIL EROSION AND ASSIST IN THE ESTABLISHMENT AND GROWTH OF VEGETATION.
- TO ENSURE THE PROPER IMPLEMENTATION AND FUNCTIONING OF WATER POLLUTION CONTROL PRACTICES, THE CONTRACTOR SHALL REGULARLY INSPECT AND MAINTAIN THE CONSTRUCTION SITE FOR THE WATER POLLUTION CONTROL PRACTICES AS FOLLOWS:
 - AT A MINIMUM ONCE EVERY WEEK.
 - WITHIN 48 HOURS PRIOR TO A QUALIFYING RAIN EVENT (1/2 INCH OR MORE OF PRECIPITATION WITH A 48 HOUR OR GREATER PERIOD BETWEEN RAIN EVENTS);
 - WITHIN 48 HOURS AFTER A QUALIFYING RAIN EVENT
 - AT LEAST EVERY 24 HOURS DURING EXTENDED PRECIPITATION EVENTS.
- PRESERVE EXISTING VEGETATION AT AREAS ON A SITE WHERE NO CONSTRUCTION ACTIVITY IS REQUIRED BY THE CONTRACT.
- ON A YEAR-ROUND BASIS, TEMPORARY FENCING SHALL BE INSTALLED AT THE LIMITS CLEARING AND GRUBBING OPERATIONS AND OTHER SOIL-DISTURBING ACTIVITIES. THE TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRUBBING OPERATIONS AND OTHER SOIL-DISTURBING ACTIVITIES.
- CLEARING AND GRUBBING OPERATIONS SHALL BE STAGED TO PRESERVE EXISTING VEGETATION.
- PLACE THE SILT FENCES BELOW THE TOE OF EXPOSED AND ERODIBLE SLOPES, DOWN-SLOPE OF EXPOSED SOIL AREAS, AROUND TEMPORARY STOCKPILES, ALONG STREAMS AND CHANNELS, ALONG THE PERIMETER OF THE BUILDINGS.
- THE FOLLOWING TYPES OF TEMPORARY STREAM CROSSINGS SHALL BE CONSIDERED:
 - CULVERTS - USED ON PERENNIAL AND INTERMITTENT STREAMS.
 - DRY FORDS - APPROPRIATE DURING THE DRY SEASON ONLY. USED ON DRY WASHES, STREAMS, AND CHANNELS.
 - CELLULAR CONFINEMENT SYSTEM (CCS) CROSSING STRUCTURES CONSIST OF CLEAN, WASHED GRAVEL AND CELLULAR CONFINEMENT SYSTEM BLOCKS. USED ON DRY WASHES AND EPHEMERAL STREAMS, AND LOW FLOW PERENNIAL STREAMS.
 - BRIDGES - APPROPRIATE FOR STREAMS WITH HIGH FLOW VELOCITIES, STEEP GRADIENTS AND/OR WHERE TEMPORARY RESTRICTIONS IN THE CHANNEL ARE NOT ALLOWED.



- STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 inches) DEPTH, USE STEEL POSTS.
- THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
- THE TRENCH MUST BE A MINIMUM OF 150 mm (6 inches) DEEP AND 150 mm (6 inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
- SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.
- INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

SILT FENCE



- STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
- LENGTH: AS EFFECTIVE BUT NOT LESS THAN 9 m (30').
- THICKNESS: NOT LESS THAN 200 mm (8").
- WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
- WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
- MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
- DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

STABILIZED CONSTRUCTION ENTRANCE

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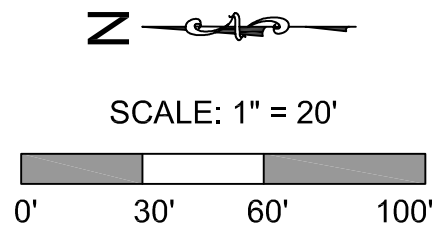
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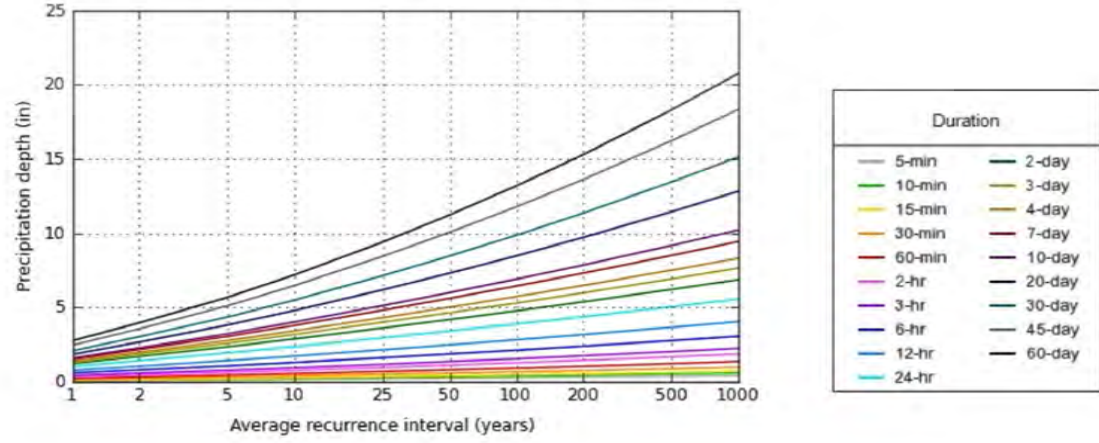
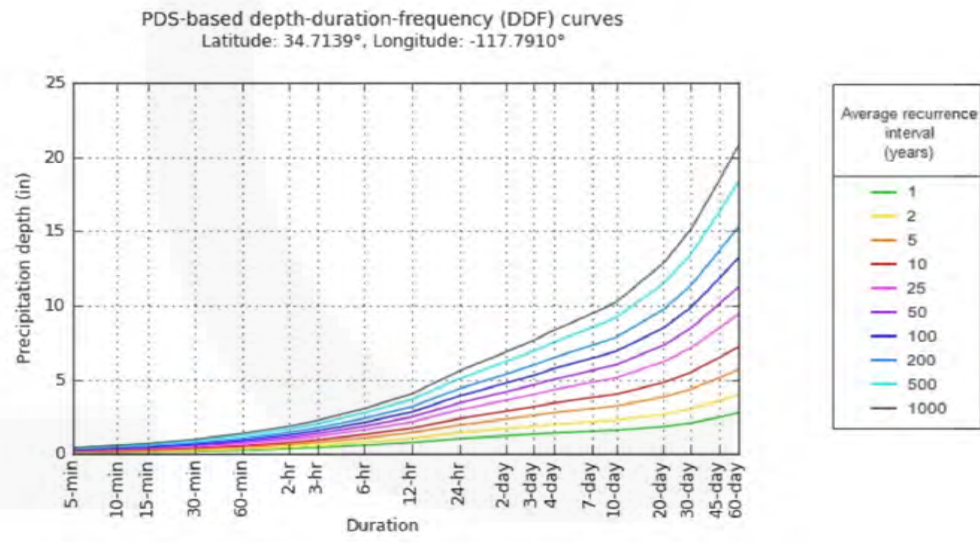
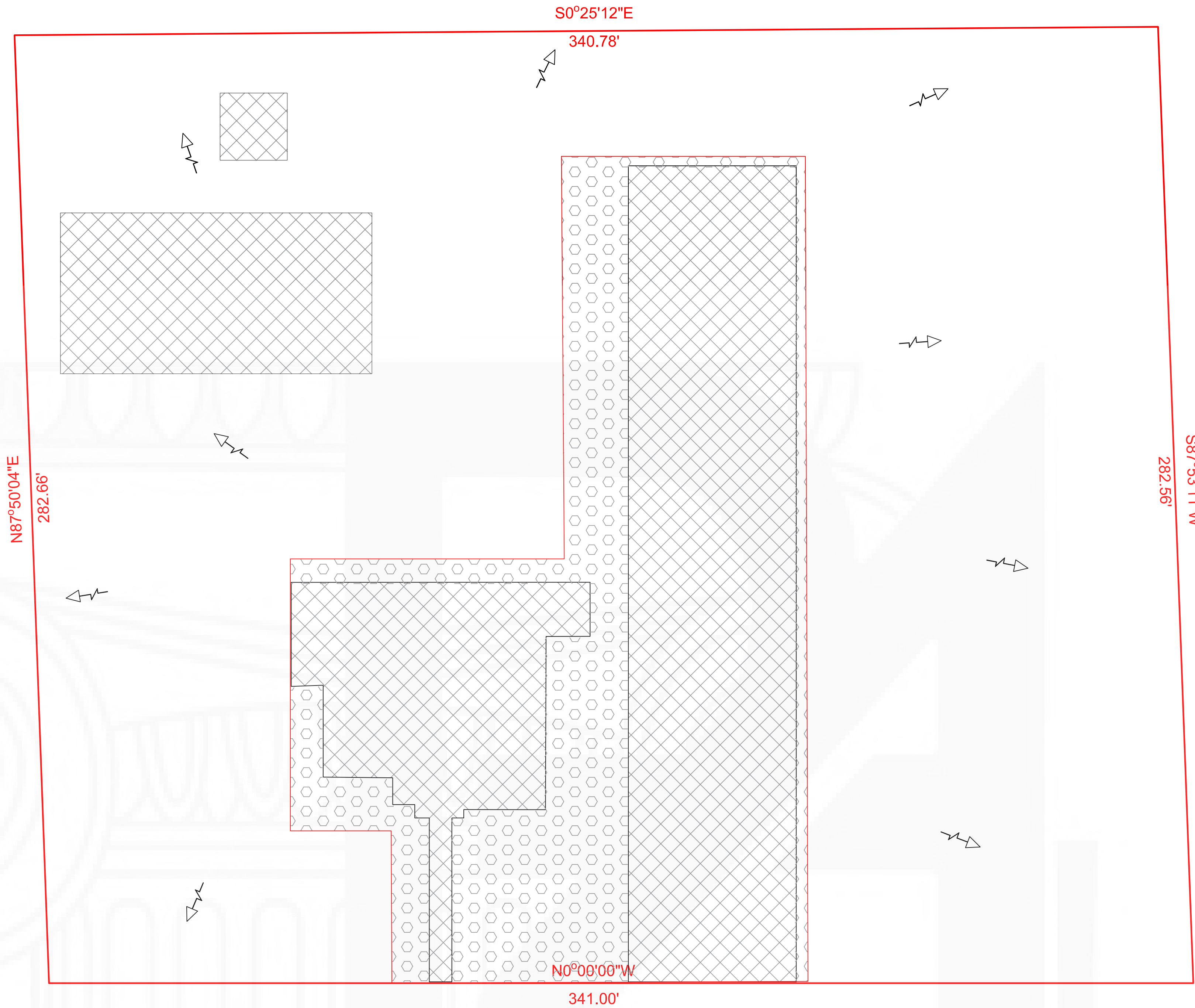
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LEGEND

- PROPERTY LINE
- IMPERVIOUS SURFACE (ROOF/DRIVEWAY)
- LANDSCAPING WITH PEBBLES
- SURFACE WATER FLOW



DRAIN AREA NO.	AREA (ACRES)	IMPERVIOUS (ACRES - %)	PERVIOUS (ACRES - %)	T _c (MIN)	RUNOFF COEFF. C	5-YR STORM RUNOFF PEAK (CFS)	5-YR STORM RUNOFF INTENSITY (IN/HR)	10-YR STORM RUNOFF PEAK (CFS)	10-YR STORM RUNOFF INTENSITY (IN/HR)	25-YR STORM RUNOFF PEAK (CFS)	25-YR STORM RUNOFF INTENSITY (IN/HR)	100-YR STORM RUNOFF PEAK (CFS)	100-YR STORM RUNOFF INTENSITY (IN/HR)
EXISTING	2.22	0 - 0%	2.22 - 100%	10.0	0.11	0.274	1.12	0.337	1.38	0.427	1.75	0.569	2.33
PROPOSED	2.22	0.12 - 5%	2.10 - 95%	10.0	0.17	.0423	1.12	0.521	1.38	0.660	1.75	0.879	2.33
DIFFERENCE	-	-	-	--	--	0.149	-	0.184	-	0.233	-	0.310	-

Note: Participaton Intensity values are obtained from NOAA Atlas (https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html).

Location information: Latitude: 34.7139° Longitude: -117.7910° Elevation: 2989 ft

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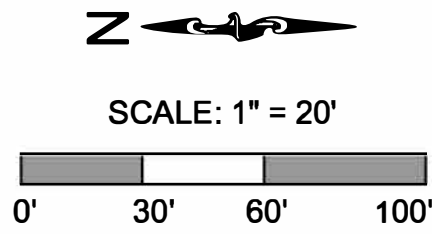
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Drainage Area
Map**

Scale:

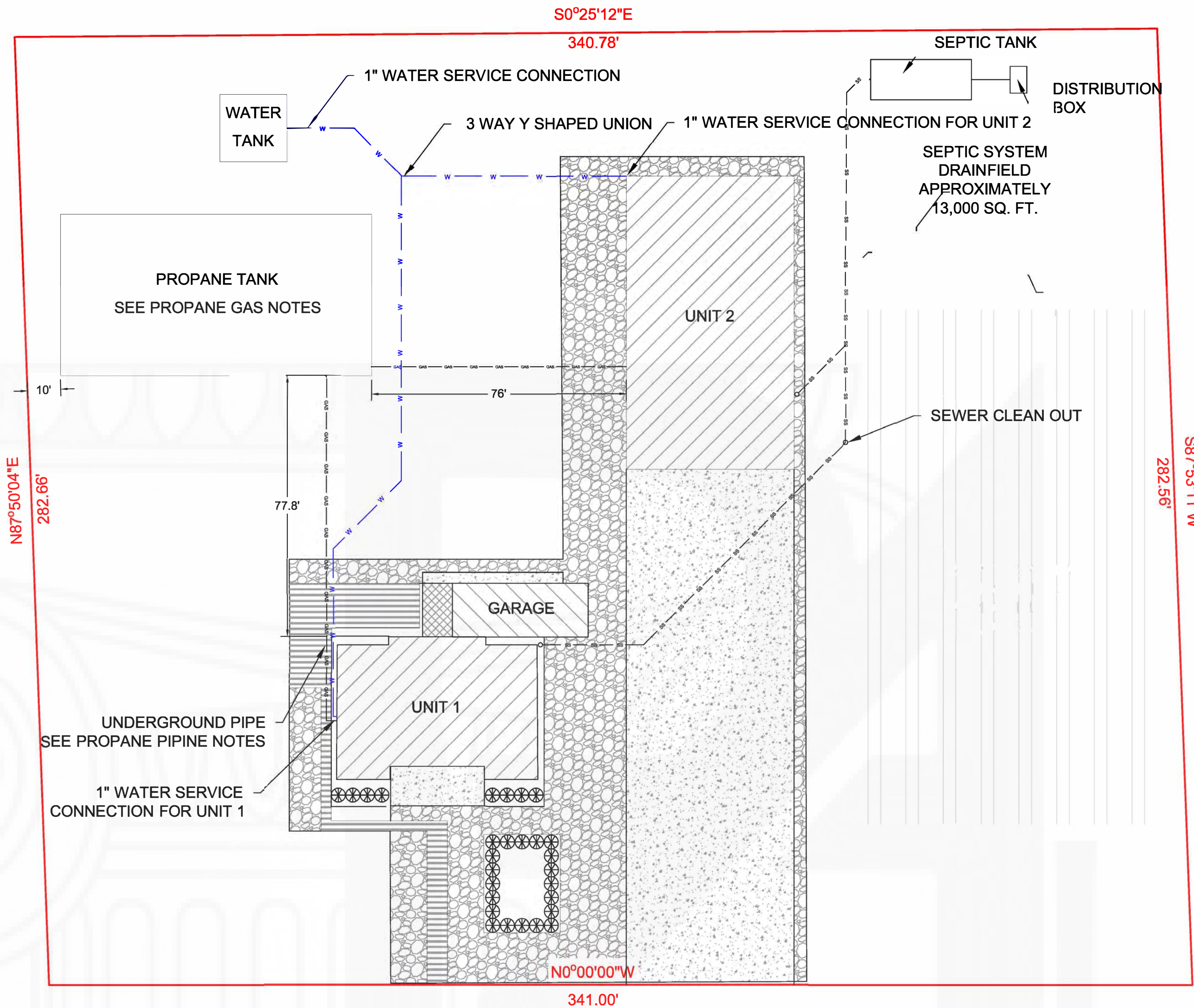
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LEGEND

PROPERTY LINE	—
PROPANE GAS LINE YARD	— GAS — GAS —
WATER PIPE	— W —
SEWER PIPE	— SS — SS — SS —



CALCULATING SEPTIC TANK VOLUME (HOUSEHOLD OF FIVE PERSONS)

ITEM	WATER USE PER PERSON	WATER USE PER HOUSEHOLD
COOKING	N/A	5 LITERS
BATHING & TOILET	85	425 LITERS
WASHING (CLOTH & DISHES)	N/A	30 LITERS
CLEANING	N/A	10 LITERS
OTHER	N/A	10 LITERS
TOTAL		480 LITERS PER DAY

Size of Septic Tank for Cleaning Interval of 10Days 480 X 10 = 4800 Liters
1268 Gallons

Surface Area Calculation for the Drainfield (Leach Bed)

$$A = \frac{T + 6.24}{29} \times \frac{C}{2} = \frac{3 + 6.24}{29} \times \frac{4800}{2} = 765 \text{ m}^2 \text{ or } 8234 \text{ ft}^2$$

Where A = Square feet of dispersal area required
T = Time in minutes for the 6th inch of water to drain
C = Proposed septic tank capacity

GENERAL NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE ENGINEERING DESIGN AND CONSTRUCTION MANUAL OF THE CITY OF LANCASTER, CALIFORNIA.
- THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE AND MAINTAIN ALL NECESSARY WARNING AND SAFETY DEVICES (FLASHING LIGHTS, BARRICADES, SIGNS, ETC.) TO PROTECT THE PUBLIC SAFETY AND HEALTH UNTIL THE WORK HAS BEEN COMPLETED AND ACCEPTED BY THE CITY.
- COMMENCEMENT OF WORK BY ANY CONTRACTOR OR SUBCONTRACTOR SHALL BE CONSIDERED EVIDENCE THAT HE HAS INSPECTED AND ACCEPTED ALL CONDITIONS INVOLVED IN HIS WORK AND FINDS THEM SATISFACTORY.
- PRIOR TO THE COMMENCEMENT OF ANY WORK THE CONTRACTOR SHALL ANALYZE THE JOBSITE CONDITIONS, ALL DIMENSIONS, SETBACKS, PROPERTY LIMITS, UTILITY CONDITIONS. IF THE CONTRACTOR OBSERVES ANY ERRORS OR OMISSIONS IN THE CONTRACT DOCUMENTS HE SHALL PROMPTLY NOTIFY THE ARCHITECT FOR CLARIFICATION. IF SUCH WORK PROCEEDS WITHOUT CLARIFICATION IT IS AT THE RISK OF THE CONTRACTOR. ANY CHANGES MADE BY CONTRACTOR PRIOR TO ARCHITECT'S CLARIFICATION SHALL BE AT THE CONTRACTOR'S RISK. THE SETTLEMENT OF ANY COMPLICATIONS OR DISPUTES ARISING FROM THIS SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
- CONSTRUCTION IN THE VICINITY OF UNDERGROUND UTILITIES.
- STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED. SEDIMENT TRACKED ONTO EXISTING STREETS SHALL BE REMOVED IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS, PAYMENT OF ANY FEES AND PROVIDING BONDS NECESSARY FOR WORK IN ANY PUBLIC R.O.W.'S AS REQUIRED BY ANY GOVERNMENTAL AUTHORITY.
- ALL PLUMBING LINES, ELECTRICAL CONDUITS AND PVC SLEEVES TO BE IMBEDDED IN 12" OF SAND, BACKFILLED AND COMPACTED WITH SELECT FILL. ALL EMPTY CONDUITS TO HAVE END CAPS. CONDUIT FOR ELECTRICAL TO HAVE PULL STRINGS

PROPANE TANK NOTES:

- FILLING CONNECTION AND FIXED LIQUID LEVEL GAUGE SHALL BE AT LEAST 10' FROM ANY EXTERNAL SOURCE OF IGNITION (IE: ELECTRICAL SERVICE, OPEN FLAME, FURNACE, A/C COMPRESSOR, ETC.) INTAKE TO A DIRECT VENTED GAS APPLIANCE OR INTAKE TO A MECHANICAL VENTILATION SYSTEM.
- TANKS UP TO 125 GALLONS SHALL BE AT LEAST 5' FROM BUILDINGS AND PROPERTY LINES.
- TANKS OF 126 TO 500 GALLONS SHALL BE AT LEAST 10' FROM BUILDINGS AND PROPERTY LINES.
- TANKS OF 501 TO 2000 GALLONS SHALL BE AT LEAST 25' FROM BUILDINGS AND PROPERTY LINES.
- A SINGLE TANK NOT EXCEEDING 1,200 GALLONS MAY BE 10' FROM BUILDINGS AND PROPERTY LINES PROVIDED THERE ARE NO OTHER TANKS WITHIN 25'.
- FOR INSTALLATIONS ABOVE 5000' ELEVATION INSTALLATIONSHALL BE AS PRESCRIBED BY THE LOCAL FIRE DISTRICT.
- WEEDS, GRASS, BRUSH, TRASH AND OTHER COMBUSTIBLE MATERIALS SHALL BE KEPT NOT LESS THAN 10' FROM GAS TANKS OR CONTAINERS

UNDERGROUND PROPANE PIPING NOTES:

- GAS PIPING WHICH IS ABOVE GRADE MAY BE WROUGHT IRON, STEEL (BLACK OR GALVANIZED) YELLOW BRASS OR INTERNALLY TINNED COPPER.
- UNDERGROUND GAS PIPING MAY BE PLASTIC (PE) RATED FOR USE WITH GAS, OR FACTORY COATED STEEL PIPE.
- THE MINIMUM COVER SHALL BE SHALL NOT BE LESS THAN 12". WHERE EXTERNAL DAMAGE TO THE PIPE FROM EXTERNAL FORCES IS LIKELY TO DAMAGE PIPE COVER SHALL NOT BE LESS THAN 18".
- FIELD APPLIED WRAPPING SHALL BE LIMITED TO SHORT SECTIONS WHICH HAVE BEEN STRIPPED FOR THREADING PURPOSES AND FIELD JOINTS. SPIRALLY WRAP AS LISTED, MINIMUM 10 MIL TAPE TO A 40 MIL THICKNESS 6" BEYOND THE JOINTS.
- UNDERGROUND PLASTIC PIPING MUST HAVE A TRACER WIRE (MINIMUM 14 AWG) OR TAPE FOR ITS FULL LENGTH, ONE END SHALL BE BROUGHT ABOVE GROUND AT BUILDING WALL OR RISER.
- PLASTIC PIPE MAY TERMINATE ABOVE GROUND WHERE AN ANODELESS RISER IS USED.

IRRIGATION NOTES:

- THE WORK TO BE PERFORMED UNDER THIS CONTRACT SHALL INCLUDE FURNISHING ALL LABOR, MATERIAL, TOOLS, MACHINERY AND EQUIPMENT NECESSARY TO INSTALL A COMPLETE SPRINKLER SYSTEM AS SHOWN ON THE IRRIGATION PLANS, INCLUDING TRENCHING, BACKFILLING, ETC.
- IF IT IS FOUND DURING INSTALLATION THAT THE SITE VARIES FROM THE DRAWINGS. NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- COORDINATE THE INSTALLATION OF ALL SPRINKLER MATERIALS, INCLUDING PIPE, WITH THE LANDSCAPE DRAWINGS TO AVOID INTERFERING WITH THE PLANTING OF TREES, SHRUBS OR OTHER PLANTING.
- RECORD ACCURATELY ON ONE SET OF REPRODUCIBLE PRINTS OF THE DRAWINGS AN AS-BUILT PLAN KEPT UP TO DATE AS THE PROJECT IS UNDER CONSTRUCTION IN ADDITION, DIMENSIONS FROM TWO PERMANENT POINTS OF REFERENCE THE LOCATION OF THE PRESSURE SUPPLY LINE ROUTING, ALL VALVES, PLUG TEES AND CONTROL WIRE.
- ALL SPRINKLER HEADS AND PIPING SHALL BE INSTALLED PER THEIR DETAILS. IN THEIR RESPECTIVE LOCATIONS, AND SHALL BE OF THE MFG. NOTES UNLESS OTHERWISE APPROVED.
- TRENCHES SHALL BE EXCAVATED TO SUFFICIENT DEPTH TO PROVIDE COVERAGE OF 18" OVER ALL PRESSURE. SUPPLY LINES AND 12" OVER ALL NON-PRESSURE LINES.
- BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A DRY DENSITY EQUAL TO THE ADJACENT UNDISTURBED SOIL, AND SHALL CONFORM TO ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS, OR OTHER IRREGULARITIES.
- ALL NON-PRESSURE LINES SHALL BE SCHEDULE 200 POLYVINYL CHLORIDE PLASTIC PIPE. UNLESS OTHERWISE NOTED.
- ALL PRESSURE SUPPLY LINES SHALL BE SCHEDULE 40 POLYVINYL CHLORIDE PLASTIC PIPE. UNLESS OTHERWISE NOTED. MINIMUM OPERATING PRESSURE IS 30 PSI.
- INITIAL BACKFILL ON PLASTIC LINES SHALL BE OF A FINE GRANULAR MATERIAL WITH NO FOREIGN MATTER LARGER THAN 1/2" IN SIZE.
- PLASTIC FITTINGS SHALL BE OF SCHEDULE 40 POLYVINYL CHLORIDE INJECTION MOLDED AND SIDE GATED. WHERE THREADS ARE REQUIRED. THESE SHALL BE INJECT ION MOLDED ALSO.
- SUPPLY AS PART OF THIS CONTRACT THE FOLLOWING TOOLS: (A) ONE WRENCH FOR DISASSEMBLING EACH TYPE OF SPRINKLER HEAD SUPPLIED. (B) THREE KEYS FOR OPERATION OF HOSE BIBBS . (C) TWO KEYS FOR CONTROLLER.

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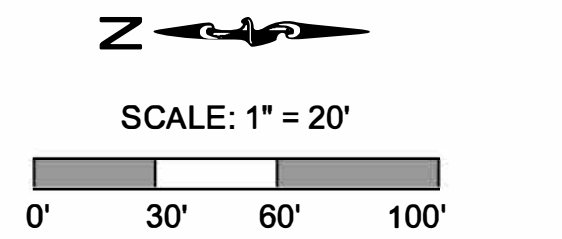
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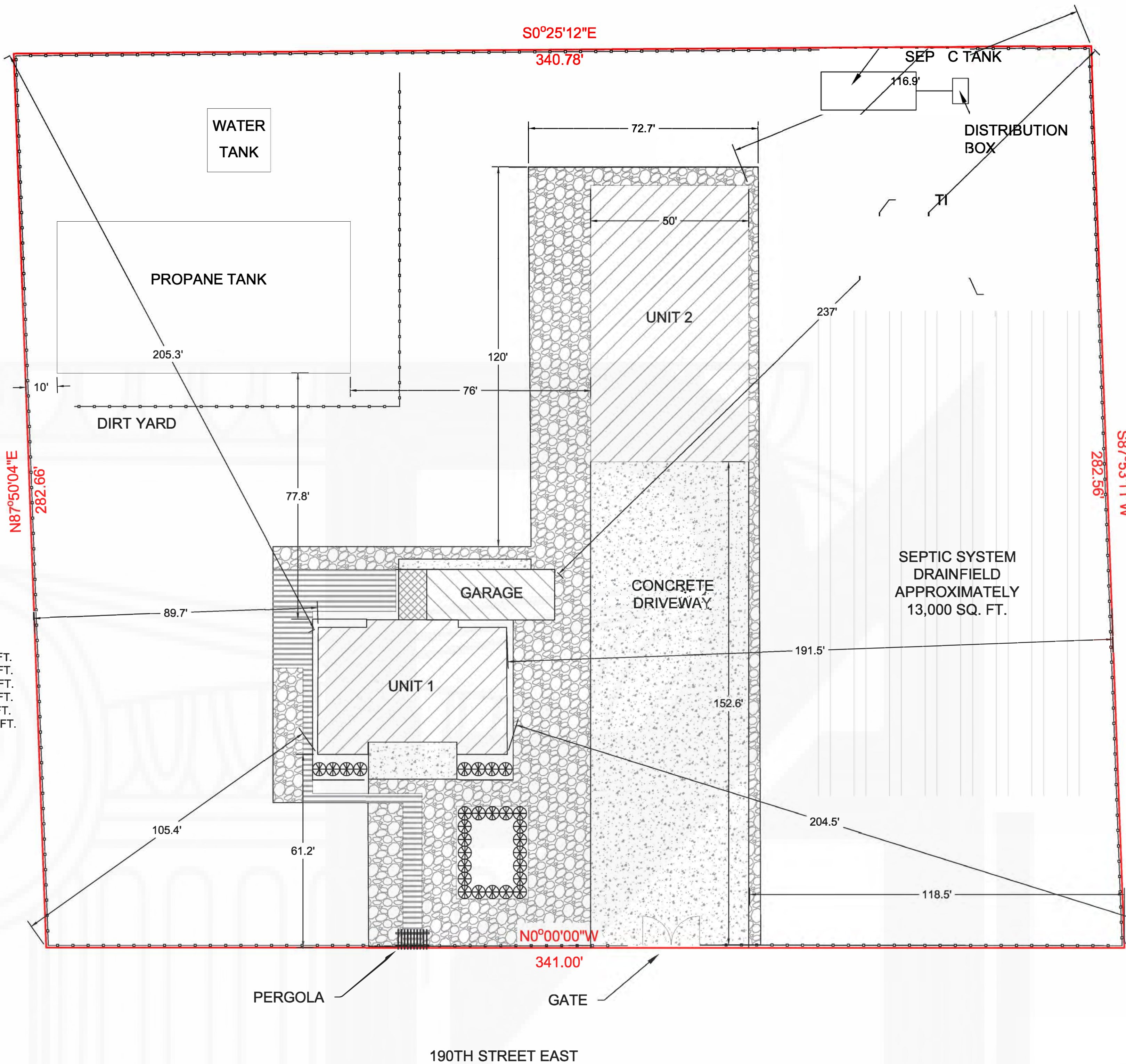
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- LEGEND**
- PROPERTY LINE
 - HARDWOOD WALKWAY
 - CONCRETE WALKWAY/DRIVEWAY
 - PEBBLE COVER
 - BUILDING/GARAGE
 - DESERT SHRUB
 - WOOD FENCE (POST & PICKET)

SITE INFORMATION (APPROX. AREA)

HARDWOOD WALKWAY	1,240 SQ. FT.
CONCRETE WALKWAY/DRIVEWAY	8,110 SQ. FT.
PEBBLE COVER	8,555 SQ. FT.
BUILDING FOOTPRINT	6,730 SQ. FT.
GARAGE	644 SQ. FT.
TOTAL SITE	96,703 SQ. FT.

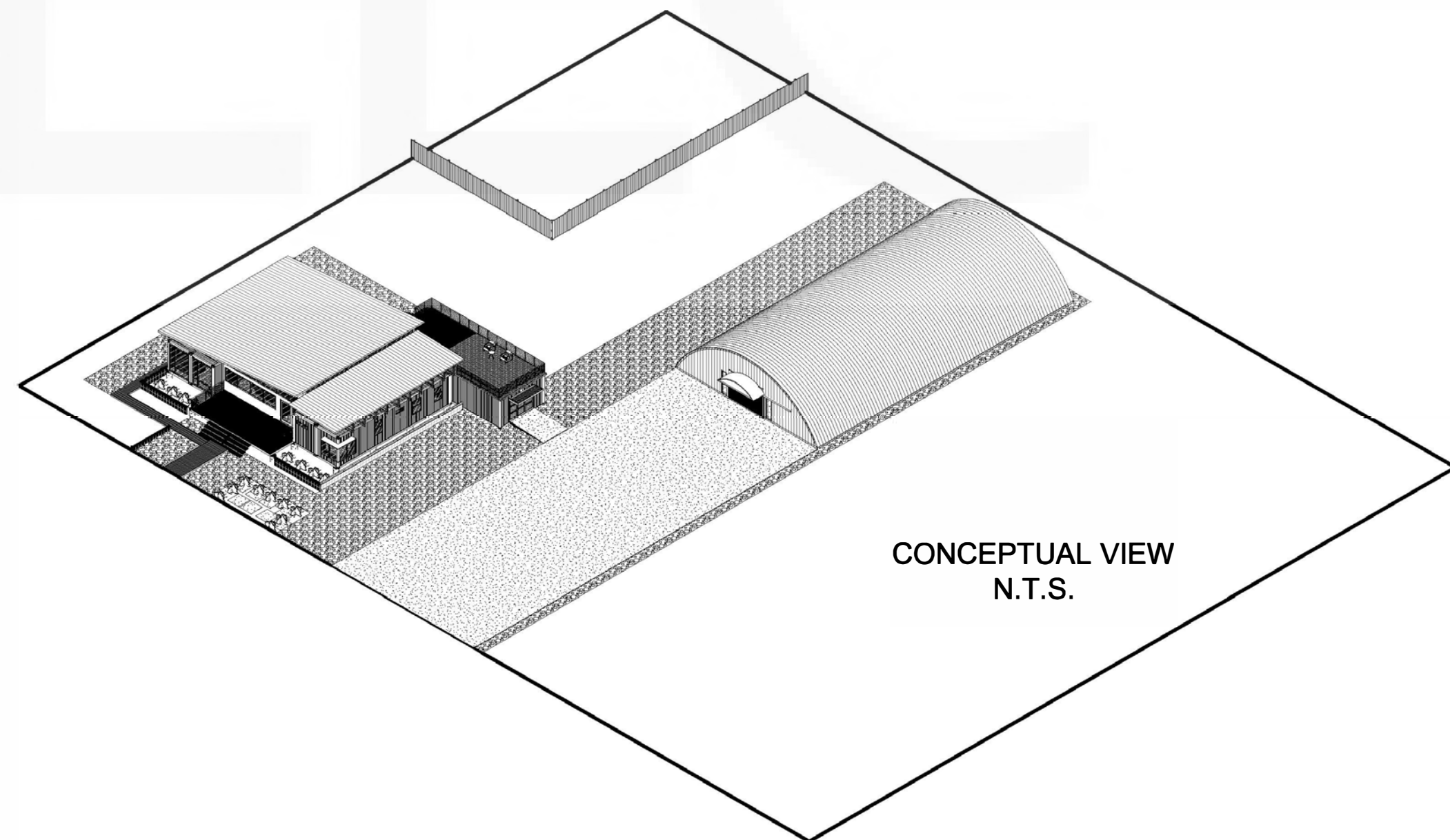
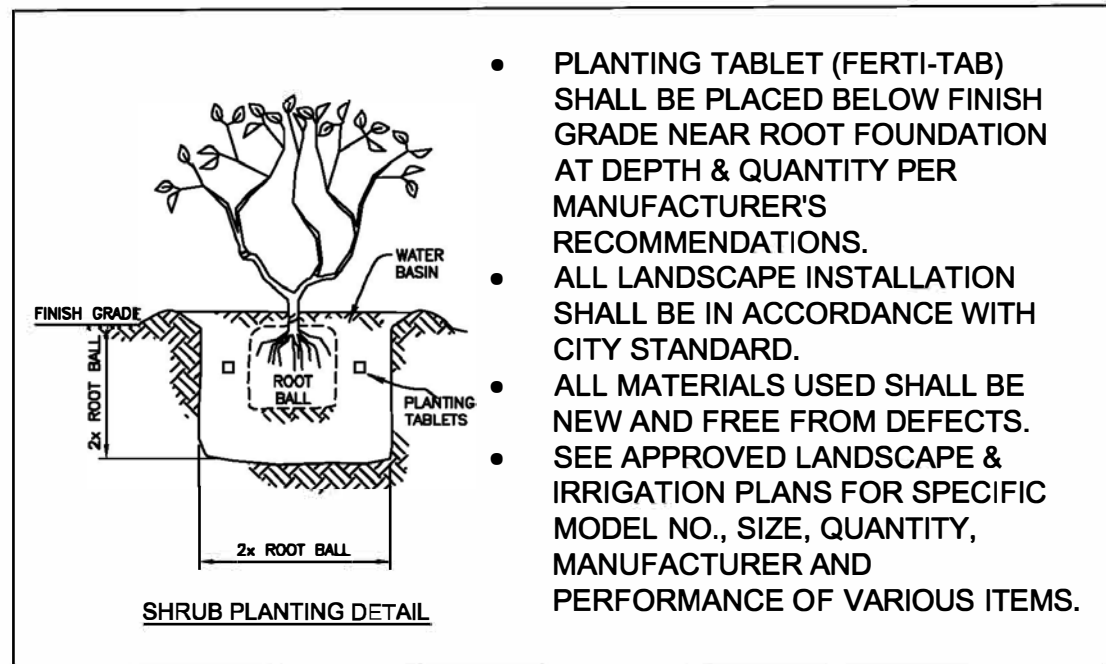


- GENERAL NOTES:**
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PERFORM CONSTRUCTION AS PER PLANS. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. ANY ADDITIONS, DELETIONS, OR CHANGES SHALL FIRST MEET THE APPROVAL OF THE ARCHITECT AND THE OWNER.
 - EXISTING UTILITY INFORMATION SHOWN IS NOT GUARANTEED TO BE ACCURATE AND ALL INCLUSIVE. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR IN ADVANCE OF HIS CONSTRUCTION. ANY CONFLICT OR DISCREPANCY DISCOVERED MUST IMMEDIATELY BE BROUGHT TO THE ENGINEER'S ATTENTION.
 - THE CONTRACTOR ON BEHALF OF THE OWNER, SHALL OBTAIN ALL CONSTRUCTION PERMITS PRIOR TO THE COMMENCEMENT OF WORK.
 - ANY DAMAGE TO EXISTING PUBLIC UTILITIES MUST BE REPAIRED IMMEDIATELY. THE CONTRACTOR MUST NOTIFY THE APPROPRIATE UTILITY OWNER, WHO WILL MAKE THE REPAIRS AT THE CONTRACTOR'S EXPENSE.
 - THE WORK AREA SHALL BE BARRICADED AND ILLUMINATED DURING DARKNESS AND PERIODS OF INACTIVITY, WHEN IN AN AREA OF DIRECT PUBLIC ACCESS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STORAGE OF MATERIAL AND EQUIPMENT IN A SAFE AND WORKMAN LIKE MANNER TO PREVENT INJURIES, DURING AND AFTER WORKING HOURS UNTIL PROJECT COMPLETION. THERE SHALL BE NO PAYMENT MADE TO THE CONTRACTOR FOR STORED MATERIAL.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING THE PARKING LOTS AND ROADWAYS, AND FINISH GRADE ELEVATIONS THROUGHOUT THE ENTIRE SITE.
 - THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT IN THE FIELD FOR INSPECTION BY THE ARCHITECT. THE CONTRACTOR SHALL NOT PROCEED UNTIL HE RECEIVES WRITTEN APPROVAL FROM THE ARCHITECT.
 - ALL DIMENSIONS ARE TO FACE OF STRUCTURE/FACE OF CURB, UNLESS NOTED OTHERWISE.
 - THE CONTRACTOR SHALL CHECK ALL GRADES AND FINAL DIMENSIONS ON THE GROUND AND REPORT ANY DISCREPANCIES IMMEDIATELY TO ARCHITECT.
 - FINISHED GRADES ADJACENT TO BUILDING SHALL HAVE A MINIMUM 2% SLOPE AWAY FROM BUILDING FOR POSITIVE DRAINAGE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL EXCESS MATERIAL. EXCESS MATERIAL SHALL BE SPREAD AND COMPACTED IN CONTROLLED FILL CONDITION, IF REQUIRED.
 - PROVIDE SMOOTH AND UNIFORM TRANSITIONS BETWEEN GRADE CHANGES THROUGHOUT THE ROAD AND PARKING AREA.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ANY TEMPORARY EROSION CONTROL THAT MAY BE REQUIRED BY STATE OR LOCAL AGENCIES..PPLIED. (B) THREE KEYS FOR OPERATION OF HOSE BIBBS . (C) TWO KEYS FOR CONTROLLER.



SHRUB PLANTING OPTIONS

NAME	LIGHT REQUIREMENTS	WATER TOLERANCE	MATURE HEIGHT	MATURE SPREAD
GREEN SANTOLINA	FULL SUN	XERIC	12-24" TALL	24-36" WIDE
FLAMINGO MUHLY GRASS	FULL SUN	LOW WATER	48-60" TALL	15-18" WIDE
RUBY MUHLY GRASS	FULL SUN	LOW WATER	24-36" TALL	18-24" WIDE
SILKY THREAD GRASS	FULL SUN	LOW WATER	18" TALL	12" WIDE



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GENERAL NOTES:

1. NOTES SHOWN ON THIS SHEET SHALL GOVERN THE MINIMUM STANDARDS FOR MATERIALS, WORKMANSHIP, AND GENERAL CONSTRUCTION PRACTICES UNLESS NOTED OTHERWISE IN SPECIFICATIONS OR ON DRAWINGS.
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN AND DISTRIBUTE ALL CURRENT CONTRACT DOCUMENTS AND ADDENDA TO SUPPLIERS AND SUB-CONTRACTORS FOR THE USE OF SHOP DRAWING PRODUCTION AND FABRICATION PRIOR TO CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE SUB-CONTRACTOR TO VERIFY ALL DIMENSIONS TO ALL AREAS OF SIMILAR OR LIKE CONDITIONS THROUGHOUT THE DRAWINGS.
4. STRUCTURAL DRAWINGS INDICATE TYPICAL AND INDIVIDUAL SPECIFIC CONDITIONS ONLY. IT IS THE RESPONSIBILITY OF THE SUB-CONTRACTOR TO PREPARE SHOP DRAWINGS DETAILING CONDITIONS IN ACCORDANCE WITH SPECIFIED STANDARDS AND SPECIFIC REQUIREMENTS OF THIS PROJECT AS INDICATED ON DRAWINGS.
5. THE USE OF THESE STRUCTURAL DRAWINGS BY ANY SUB-CONTRACTOR, MATERIAL SUPPLIER, FABRICATOR, OR ERECTOR WITHOUT THE PREPARATION OF SHOP DRAWINGS REPRESENTS HIS ACCEPTANCE OF THESE DRAWINGS AS COMPLETE AND CORRECT. AS A RESULT, ANY EXPENSE ACQUIRED AS A RESULT OF ERRORS OCCURRING ON DRAWINGS IS THE RESPONSIBILITY OF SUCH INDIVIDUAL PARTY.
6. THE DESIGN AND PROVISION FOR ALL TEMPORARY SUPPORTS OR FRAMING, AND NON-STRUCTURAL FRAMING IS THE RESPONSIBILITY OF THE RESPECTIVE SUB-CONTRACTOR. TEMPORARY SUPPORTS SHALL NOT OVER STRESS OR CAUSE DAMAGE TO THE PERMANENT STRUCTURAL ELEMENTS. REFERENCE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR ALL NON-STRUCTURAL FRAMING REQUIRED.
7. THE STRUCTURAL DRAWINGS AND ITEMS SHOWN HEREIN REPRESENT THE FINISHED STRUCTURE AND DO NOT NECESSARILY REPRESENT THE MEANS OR METHODS OF CONSTRUCTION. THE GENERAL CONTRACTOR AND THE RESPECTIVE SUB-CONTRACTOR SHALL BE JOINTLY RESPONSIBLE FOR SUPERVISING THE WORK, AND THE MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCES OF CONSTRUCTION.
8. THE STRUCTURE SHOWN HEREIN IS STRUCTURALLY SOUND WHEN ALL HORIZONTAL AND LATERAL PERMANENT BRACING INDICATED ON DRAWINGS ARE INSTALLED IN THEIR ENTIRETY. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SUPPORT OF ALL ELEMENTS TO RESIST GRAVITY, EARTH, WIND, SEISMIC, AND CONSTRUCTION LOADS DURING CONSTRUCTION.
9. ALL WORK SHOULD BE SUPERVISED BY A CERTIFIED STRUCTURAL ENGINEER.
10. THE DESIGN ENGINEER'S AND DESIGN COMPANY'S LIABILITY IS STRICTLY LIMITED TO THE ACTUAL AMOUNT RECEIVED FROM THE CLIENT AS COMPENSATION FOR THE DESIGN WORK. ANY LIABILITY OR RESPONSIBILITY BEYOND SUCH AMOUNT IS HEREWITH DECLINED AND ABJURED. CLIENTS ACKNOWLEDGE AND ACCEPT SUCH LIABILITY DECLINATION THROUGH THEIR RECEIPT OF OR PAYMENT FOR DESIGN/INSPECTION WORK.
10. WORK PROVIDED BY THE CONTRACTOR TO FACILITATE THE SUCCESSFUL COMPLETION OF THE PROJECT FOR WHICH NO BID ITEM HAS BEEN PROVIDED, SHOULD ALSO BE CONSIDERED AS SUBSIDIARY TO THE TOTAL AMOUNT BID OR THE ITEM IT PERTAINS TO.
11. ALL WORK PROCEDURES SHOULD BE SUPERVISED BY A LICENSED STRUCTURAL ENGINEER(S) TO ENSURE SAFETY AND QUALITY.
12. CONTRACTOR TO BE COVERED WITH ALL REQUIRED AND INDUSTRY RECOMMENDED INSURANCE COVERAGES.
13. CONTRACTOR TO FOLLOW ALL REQUIRED ACI, ASCI, ASTM, AND IBC CODES.

CODE AND DESIGN SPECIFICATIONS:

BUILDING CODE: 2016 EDITION INTERNATIONAL BUILDING CODE.

SUPPLEMENTAL CODES AND REFERENCES TO BE USED FOR DESIGN, DETAILING, AND CONSTRUCTION ARE:

A. "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318-05).

B. "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301-98).

C. "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" (AISC, NINTH EDITION).

D. "ISO - TC 44 / SC 12 SOLDERING MATERIALS", "ISO - TC 44 WELDING AND ALLIED PROCESSES" (ISO 2008), AND THE LATEST AWS STRUCTURAL WELDING CODE.

ANY OTHER CODES AS SPECIFIED BY THE DESIGN ENGINEER AND/OR THE DESIGN COMPANY.

BUILDING PAD PREPARATION:

1. STRIP THE BUILDING PAD AREA OF ORGANIC MATERIAL AND DISPOSE OF THE STRIPPINGS.
2. REMOVE THE CLAY SOILS TO A DEPTH OF 12" BELOW THE FINISHED GRADE ELEVATION. THE TOP 6" OF THE SUBGRADE SOIL SHOULD BE SCARIFIED, WATERED, AND PROOF-ROLLED WITH HEAVY EQUIPMENT.
3. INSTALL SUFFICIENT MATERIAL TO ACHIEVE UNIFORM DISPERSAL AND RESULT IN A PERMANENT REDUCTION IN AVERAGE SWELL POTENTIAL OF LESS THAN ONE PERCENT (1%) WITH NO SINGLE SWELL GREATER THAN ONE AND ONE HALF PERCENT (1.5%)
4. IMPORTED FILL MATERIAL UTILIZED TO ACHIEVE FINISH SUB-GRADE ELEVATION SHALL BE SELECT FILL HAVING A PLASTICITY INDEX OF AT LEAST FOUR (4) BUT NOT GREATER THAN TWELVE (12) WITH NO MORE THAN FORTY PERCENT (40%) PASSING THE NO. 200 SIEVE.
5. IMPORTED FILL SHALL BE PLACED IN 8" MAXIMUM LOOSE LIFTS AND COMPACTED TO WITHIN NINETY-SEVEN PERCENT (97%) OF STANDARD PROCTOR DENSITY AT TWO (2) POINTS ABOVE OPTIMUM MOISTURE CONTENT.

DESIGN LOADS (ASCE 7-16):

DESCRIPTION	DEAD LOAD	LIVE LOAD	SNOW LOAD
ROOF	17 PSF	30 PSF	17 PSF
FLOOR	15 PSF	40 PSF	
ATTIC W/O STORAGE	10 PSF	10 PSF	
BALCONIES & DECKS	10 PSF	40 PSF	
STAIR	10 PSF	40 PSF	
GUARD RAILS & HANDRAILS		200 LBS (c)	

WIND LOADS

100-YR MEAN RECURRENCE INTERVAL (MRI):
BASIC WIND SPEED (3 SEC GUST):
WIND PRESSURE:
WIND EXPOSURE CATEGORY:

81 MPH
95 MPH
30 PSF (f)
B

NOTES:

- a. REFER TO IRC TABLE R301.5 FOR MORE INFORMATION.
- b. SNOW LOAD SPECIFIED IS GROUND SNOW LOAD ONLY.
- c. A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.
- d. MECHANICAL EQUIPMENT LOADS IN EXCESS OF 200 LBS SHALL BE NOTIFIED TO STRUCTURAL ENGINEER.
- e. PRE-FABRICATED STRUCTURAL COMPONENT SHALL COMPLY WITH DESIGN LOADS FROM APPLICABLE CODES/STANDARDS IN ADDITION TO LOADS SPECIFIED IN THESE NOTES.
- f. WIND PRESSURE SPECIFIED IS FOR MAIN WIND FORCE RESISTING SYSTEM ONLY. WIND PRESSURE AND LOADS FOR STRUCTURAL COMPONENTS AND CLADDING SHALL BE DETERMINED BY RESPECTIVE RESISTED DESIGN PROFESSIONAL PER APPLICABLE STANDARDS/DOCES.
- g. THE SOIL PROPERTIES SHALL BE FIELD VERIFIED BY A LICENSED GEOTECHNICAL ENGINEER, AS NECESSARY.

DEFLECTION CRITERIA

DESCRIPTION	TOTAL LOAD	LIVE LOAD
ROOF TRUSSES/RAFTERS/CEILING JOISTS	L/240	L/360 OR 1/2" MAX
FLOOR JOISTS/FLOOR TRUSSES	L/240	L/480 OR 1/2" MAX
MEMBERS SUPPORTING BRICK/HORIZONTAL MASONRY MEMBERS		L/600 OR 0.3" MAX
JOISTS/TRUSSES SUPPORTING CERAMIC TILE	L/720	

CONCRETE MIX DESIGNS:

1. PROVIDE CONCRETE HAVING THE FOLLOWING GENERAL CHARACTERISTICS:
- 28 DAY COMP. STRENGTH PSI: 3500
MAX SLUMP (IN): 5
AGGREGATE TYPE: HARDROCK
MAX. SIZE: 3/4"
2. WORKABILITY ADMIXTURES MAY BE UTILIZED, PROVIDED THAT BATCH PROPORTIONS ARE DETERMINED IN THE MANNER DESCRIBED IN THE SPECIFICATIONS.
3. PROVIDE THREE PERCENT (3%) TO FIVE PERCENT (5%) AIR ENTRAINMENT IN CONCRETE PERMANENTLY EXPOSED TO THE WEATHER (AND ELSEWHERE AT THE CONTRACTOR'S OPTION). USE OF AIR ENTRAINMENT, AND CORRESPONDING REDUCTION OF THE W/C RATIO, MUST BE NOTED ON THE MIX DESIGNS.
4. USE OF ACCELERATING OR SET-RETARDING ADMIXTURES REQUIRES PRIOR APPROVAL FROM THE ARCHITECT. IN GENERAL, USE OF CALCIUM CHLORIDE WILL NOT BE PERMITTED.
5. ALL CONCRETE SHALL CONTAIN A MINIMUM OF FIVE (5) SACKS OF TYPE I PORTLAND CEMENT PER CUBIC YARD.
6. WHERE GROUT IS CALLED FOR, USE A NON-SHRINK, NON-STAINING PREMIXED GROUT.
7. ALL CONCRETE TO BE PUMPED FROM DELIVERY TRUCK. HAND MIXING IS UNACCEPTABLE.

FRAMING NOTES (GENERAL):

1. ALL LUMBER TO BE GRADE NO. 1/2, UNLESS NOTED OTHERWISE.
2. BEAM TO COLUMN CONNECTIONS TO USE SIMPSON STRONG-TIE LCE4 OR EQUAL.
3. ALL CONNECTOR PLATES TO BE 16 GA. SIMPSON STRONG-TIE OR APPROVED EQUAL. SEE DETAILS FOR NAILING PATTERNS.
4. ALL WOOD MEMBERS SHALL BE MANUFACTURED TO COMPLY WITH PS20 OF "AMERICAN SOFTWOOD LUMBER STANDARDS".
5. MOISTURE CONTENT SHALL BE 19% MAXIMUM.
6. LUMBER ON SITE SHALL BE PROTECTED FROM WEATHER AND STORED ABOVE GROUND WITH SUPPORTS. DRY-IN EACH BUILDING FRAME IMMEDIATELY ONCE FRAMING IS COMPLETE.
7. PLYWOOD SHALL BE IDENTIFIED WITH THE DFPA GRADE-TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
8. STAIR LANDING JOISTS ARE DOUBLE 2X8 SPF #1/#2 AT 16" O.C. MAX. UNO. USE SIMPSON HANGER LU26 OR EQUAL TO 2X8 JOISTS TO BEAM.
9. USE SIMPSON HANGER LUS28-2 OR EQUAL TO CONNECT BEAM TO BEAM AT STAIR LANDING FRAMING.
10. THE COMPRESSION PERPENDICULAR TO GRAIN STRENGTH VALUES (FCPX) SHALL BE PERMITTED TO BE ADJUSTED BY A SIZE FACOR FOR BEARING.
11. AT THE LOCATION OF NOTCHES IN RECTANGULAR MEMBERS, THE SPECIFIED STRENGTH IN SHEAR (FV) SHALL BE MULTIPLIED BY A NOTCH FACTOR.
12. CONTRACTOR MUST VERIFY ALL OF THE DIMENSIONS PRIOR TO CONSTRUCTION.
13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ANY AND ALL SHOP DRAWINGS AND ASK FOR OWNER/ENGINEER APPROVAL PRIOR TO CONSTRUCTION.
14. WORK REQUIRED BY THE CONTRACT DOCUMENTS FOR WHICH NO SEPARATE BID ITEM HAS BEEN PROVIDED IN THE BID PROPOSAL, SHALL BE PROVIDED FOR AS REQUIRED BY THE CONTRACTOR. COST FOR SUCH WORK SHALL BE CONSIDERED SUBSIDIARY TO THE TOTAL AMOUNT BID. NO SEPARATE PAYMENT WILL BE MADE FOR SUBSIDIARY WORK.
15. ALL LUMBER SHALL CONFORM TO NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION WITH 2012 SUPPLEMENT.
16. LUMBER SHALL BE SOUND, SEASONED, AND FREE FROM WARP.

FLOOR AND ROOF FRAMING:

1. ALL FLOOR AND ROOF FRAMING MEMBERS SHALL BE #1 K.D. SOUTHERN PINE OR STANDARD GRADE DOUGLAS FIR HAVING AN ALLOWABLE EXTREME FIBER STRESS IN BENDING OF 975 TO 1500 PSI (2x12 thru 2x4) UNLESS NOTED OTHERWISE ON PLANS. #1 K.D. FRAMING MEMBERS SHALL HAVE ALLOWABLE BENDING STRESS OF 1250 TO 1850 PSI (2x12 thru 2x4).
2. FLOOR AND ROOF JOIST CONNECTIONS TO SUPPORTING BEAMS (FLUSH TYPE CONNECTIONS) USE TYPE "LU" JOIST HANGERS AS MANUFACTURED BY THE SIMPSON CO. OR TYPE "TECO-U-GRIP" JOIST HANGERS AS MANUFACTURED BY THE TIMBER ENGINEERING CO. THE HANGER SIZE USED SHALL BE AS RECOMMENDED BY THE MANUFACTURER PER JOIST SIZE.
3. ROOF DECK SHALL BE 3/4" EXTERIOR PLYWOOD SHEATHING WITH PANEL EDGE CLIP SUPPORTS BETWEEN RAFTER SUPPORTS. NAIL WITH 6d NAILS @ 6" o.c. AT PANEL EDGES AND 12" o.c. AT INTERMEDIATE SUPPORTS.
4. FLOOR DECK SHALL BE 1" PLYWOOD (STURD-I-FLOOR, A.P.A.) WITH TONGUE AND GROOVE EDGE SUPPORTS. NAIL WITH 8d DEFORMED SHANED NAILS @ 6" o.c. AT DIAPHRAGM BOUNDARIES AND 12" o.c. AT ALL OTHER PANEL EDGES AND INTERIOR FRAMING MEMBERS. A BEAD OF GLUE SHALL BE PLACED ON THE FRAMING MEMBERS PRIOR TO APPLYING THE PLYWOOD DECK. ADHESIVE SHALL CONFORM WITH A.P.A. SPECIFICATION "AFG-01" (ALTERNATIVE 3 4" PLYWOOD SUBFLOOR WITH HARDWOOD FINISH FLOOR).
5. ALL PLYWOOD DECKING SHALL BE INSTALLED WITH FACE GRAIN ACROSS FRAMING MEMBERS AND CUT SUCH THAT ENDS OF SHEETS ARE CENTERED OVER FRAMING MEMBERS. OFFSET HORIZONTAL JOINTS BETWEEN ADJACENT SHEETS.
6. BRACE AND SUPPORT RAFTERS WITH 2x6 LEDGERS AND (2) 2x4 BRACES IN ACCORDANCE WITH RECOMMENDATIONS FOR MAX. SPANS OF RAFTERS. INSTALL 2x6 + 2x4 DIAGONAL T-POSTS TO SUPPORT HIPS, VALLEYS, AND RIDGES TO LIMIT SPANS TO 8'-0" WHERE POSSIBLE.
8. EXPOSED MULTIPLE WOOD BEAMS CONSISTING OF 3 OR MORE MEMBERS SHALL BE BOLTED WITH 3/4" BOLTS TOP AND BOTTOM AT 2'-0" o.c. ALL BOLTS SHALL HAVE HEAVY DUTY WASHERS.
9. ALL MULTIPLE MEMBERS ARE TO BE FASTENED TOGETHER WITH 16d NAILS AT 12" ON CENTER (2) ROWS FOR BEAMS/JOISTS 9'-12" DEEP. (3) ROW FOR BEAMS/JOISTS 14'-18" DEEP (STAGGERED).
10. PROVIDE 2" NOMINAL THICKNESS FULL DEPTH SOLID BLOCKING FOR JOISTS AT ENDS AND AT SUPPORTS. OMID SOLID BLOCKING WHEN JOISTS ARE NAILED TO A CONTINUOUS HEADER.
11. LAP JOISTS FRAMING FROM OPPOSITE SIDES OF A BEAM, GIRDER OR PARTITION AT LEAST 6".
12. SECURE JOISTS FRAMED END TO END WITH METAL STRAPS. USE APPROVED FRAMING ANCHORS TO SUPPORT JOISTS FRAMING INTO THE SIDES OF WOOD OR STEEL BEAMS.
13. FLOOR JOISTS SHALL BE NAILED TO WALLS AND TO THE ENDS OF RAFTERS.
14. ENDS OF FLOOR JOISTS SHALL BE LAPPED AT LEAST 3" AND BE FASTENED WITH 3-16d NAILS.
15. WHERE FLOOR JOISTS ARE PLACED AT RIGHT ANGLES TO THE WALLS, THE LOOKOUT JOIST OR TIES SHALL BE FASTENED TO THE PARALLEL FLOOR JOISTS USING ENGINEERED CLIPS, STRAPS OR HANGERS.

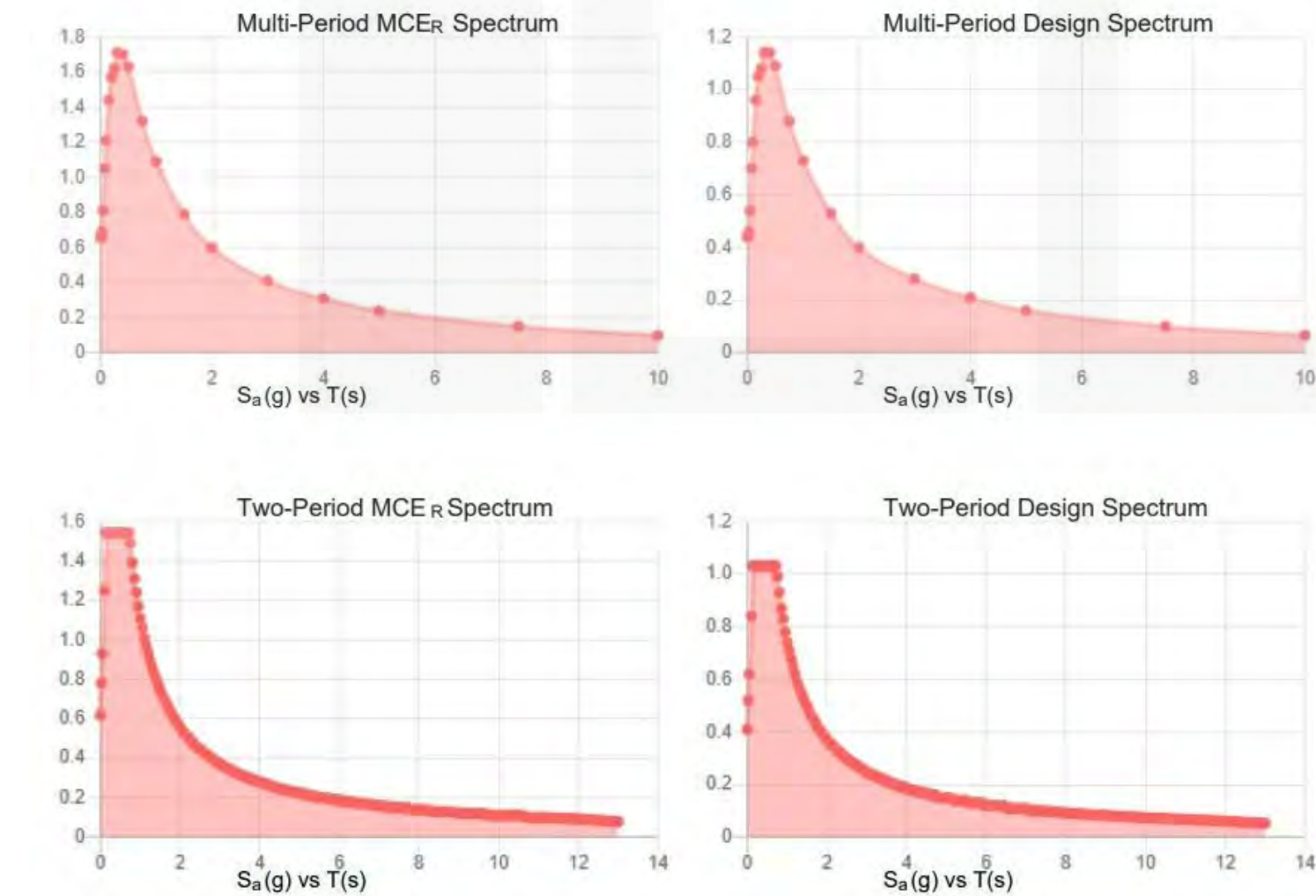
WALL FRAMING:

1. ALL EXTERIOR WALL STUDS SHALL BE 2"x6" AT 16" ON CENTERS UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALL STUDS SHALL BE 2"x4" AT 16" ON CENTERS, WITH 5/8" GYPSUM BOARD ON BOTH SIDES, UNLESS NOTED OTHERWISE.
3. PLACE A SINGLE PLATE AT THE BOTTOM AND A DOUBLE PLATE AT THE TOP OF ALL STUD WALLS.
4. ALL STUDS SHALL BE #1 DOUGLAS FIR OR FINGER JOINTED #1 SOUTHERN YELLOW PINE WITH AN ALLOWABLE FLEXURAL STRESS OF 725 PSI UNLESS NOTED OTHERWISE ON PLANS.
5. INSTALL TWO OR MORE JOISTS BELOW ALL WALLS RUNNING PARALLEL TO SPAN. FOUR OR MORE JOISTS SHALL BE INSTALLED AT ALL LOCATIONS SUPPORTING SIGNIFICANT UPPER FLOOR OR ROOF LOADS.
6. WOOD LINTELS (HEADERS) LOADED OVER OPENINGS 7'-0" AND LESS SHALL BE DOUBLE 2x12 HEADERS, 3.5"x11.25" PARALAMS FOR OPENINGS UP TO 9'-0" AND HAVE NOT LESS THAN 3" BEARING AT EACH END OF LINTEL.
7. PROVIDE 1x4 BRIDGING IN ALL SPANS OVER 8'-0". MAXIMUM DISTANCE BETWEEN BRIDGING AND BEARING WALL SHALL BE 8'-0".
8. ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE BRACED AT EACH END AND AT 20'-0" o.c. WITH A DIAGONAL 1x4 LET INTO OUTSIDE EDGE.
9. ALL OUTSIDE AND INSIDE CORNERS OF EXTERIOR WALLS SHALL BE BRACED WITH A MINIMUM OF THREE 4'x8'x1/2" SHEETS OF EXTERIOR GRADE OSB CONTINUOUS FROM FOUNDATION TO ROOF. INSTALL ON EXTERIOR FACE OF EACH CORNER.
10. PLACE SIMPSON HOLDDOWN ANCHORS, TYPE "PA-51", OR EQUAL, AT ALL CORNERS OF ALL EXTERIOR WALLS AND AT THE ENDS OF ALL BRACED OR SHEAR WALLS. SECURELY NAIL ANCHORS TO 2x4 OR 2x6 END STUDS.
11. WHERE MULTIPLE TRUSSES OR JOISTS OCCUR, A STUD SHALL SUPPORT EACH MEMBER OF THE BEAM CONTINUOUS TO FOUNDATION.
12. ALL WALL SHEATHING SHALL BE 1/2" EXTERIOR PLYWOOD SHEATHING ATTACHED DIRECTLY TO THE EXTERIOR FACE OF THE STUD WALL WITH 8d GALVANIZED BOX NAILS @ 4" o.c. ALONG PANEL EDGES AND 12" o.c. @ INTERMEDIATE FRAMING MEMBERS UNLESS NOTED OTHERWISE ON PLANS.
13. GLULAMS, MICROLAMS, AND PARALAMS SHALL HAVE ALLOWABLE EXTREME FIBER STRESS IN BENDING OF 2400 PSI, 2800 PSI, AND 3100 PSI, RESPECTIVELY.
14. INSTALL SOLID BLOCKING BELOW LOAD BEARING JAMBS. INSTALL STEEL SHIMS IN PLANE OF PLYWOOD AT HEAVILY LOADED JAMBS.
15. CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL METHOD USED. MINIMUM SHEATHING THICKNESS IS 1/2".

FASTENERS:

NO.	DESCRIPTION OF BUILDING ELEMENT	FASTENERS
1	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE (TOE NAIL)	(3) 8d (2 1/2"x0.113")
2	CEILING JOISTS TO PLATE (TOE NAIL)	(3) 8d (2 1/2"x0.113")
3	CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTERS. LAPS OVER PART. (FACE NAIL).	10d
4	COLLAR TIE RAFTER (FACE NAIL) OR 1 1/4" X 20 GRADE RIDGE STRAP	(3) 10d (3"x0.128")
5	RAFTERS TO PLATE (TOE NAIL)	(3) 16d (3 1/2"x0.135")
6	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTER	TOE NAIL (4) 16d (3 1/2"x0.135")
7	BUILT-UP CORNER STUDS	FACE NAIL (3) 16d (3 1/2"x0.135")
8	BUILT-UP HEADER, TWO PIECES W/ 1/2" SPACER	10d (3"x0.128") @ 24" O.C.
9	CONTINUED HEADER, TWO PIECES	16d (3 1/2"x0.135") @ 16" O.C.
10	CONTINUOUS HEADER TO STUD (TOE NAIL)	16d (3 1/2"x0.135") @ 16" O.C.
11	DOUBLE STUDS (FACE NAIL)	(4) 8d (2 1/2"x0.113")
12	DOUBLE TOP PLATE (FACE NAIL)	10d (3"x0.128") @ 24" O.C.
13	DOUBLE TOP PLATE. MIN 48" OFFSET OF END JOISTS (FACE NAILS IN LAPPED AREA)	10d (3"x0.128") @ 24" O.C.
14	SOLE PLATE TO JOIST OR BLOCKING (FACE NAIL)	(8) 16d (3 1/2"x0.135")
15	SOLE PLATE TO JOIST OR BLOCKING (FACE NAIL) AT BRACED WALL PANELS	16d (3 1/2"x0.135") @ 16" O.C.
16	STUD TO SOLE PLATE (TOE NAIL)	(3) 16d (3 1/2"x0.135") @ 16" O.C.
17	TOP OR SOLE PLATE TO STUD (END NAIL)	(2) 16d (3 1/2"x0.135")
18	TOP PLATE, LAPS AT CORNERS AND INTERSECTIONS (FACE NAIL)	(2) 10d (3"x0.128")
19	1" BRACE TO EACH STUD AND PLATE (FACE NAIL)	(2) 8d (2 1/2"x0.113")
20	1x6" SHEATHING TO EACH BEARING (FACE NAIL)	(2) 8d (2 1/2"x0.113")
21	1x8" SHEATHING TO EACH BEARING (FACE NAIL)	(2) 8d (2 1/2"x0.113")
22	WIDER THAN 1x8" SHEATHING TO EACH BEARING (FACE NAIL)	(3) 8d (2 1/2"x0.113")
23	JOIST TO SILL OR GIRDER (TOE NAIL)	(3) 8d (2 1/2"x0.113")
24	1x8" SUBFLOOR OR LESS TO EACH JOISTS (FACE NAIL)	(2) 8d (2 1/2"x0.113")
25	2" SUBFLOOR TO JOIST OR GIRDER (BLIND AND FACE NAIL)	(2) 16d (3 1/2"x0.135")
26	RIM JOIST TO TOP PLATE (TOE NAIL) ROOF APPLICATION ALSO	8d (2 1/2"x0.113") @ 6" O.C.
27	2" PLANKS (PLANK AND BEAM - FLOOR AND ROOF)	(2) 16d (3 1/2"x0.135") @ E.E.
28	BUILT-UP GIRDERS & BEAMS. 2" LUMBER LAYERS	10d (3"x0.128") NAIL EA LAYER @ 32" OC. AT ENDS AND AT EA SPLICE
29	TOP AND BOTT STAGGERED. TWO NAILS AT LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	(3) 16d (3 1/2"x0.135") AT EACH JOIST OR RAFTER

SEISMIC DESIGN PARAMETERS:



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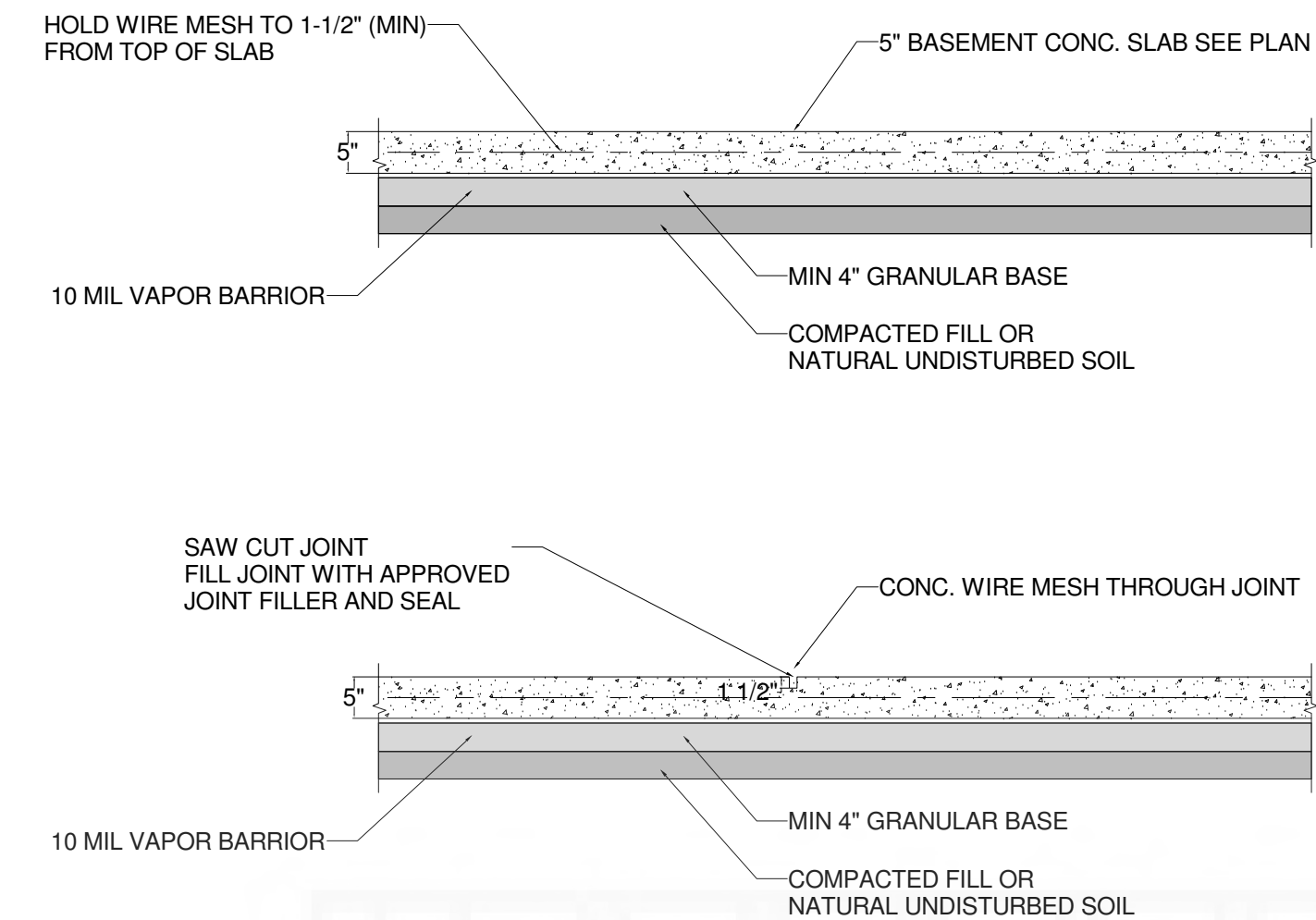
Structural
Notes

Scale

Date
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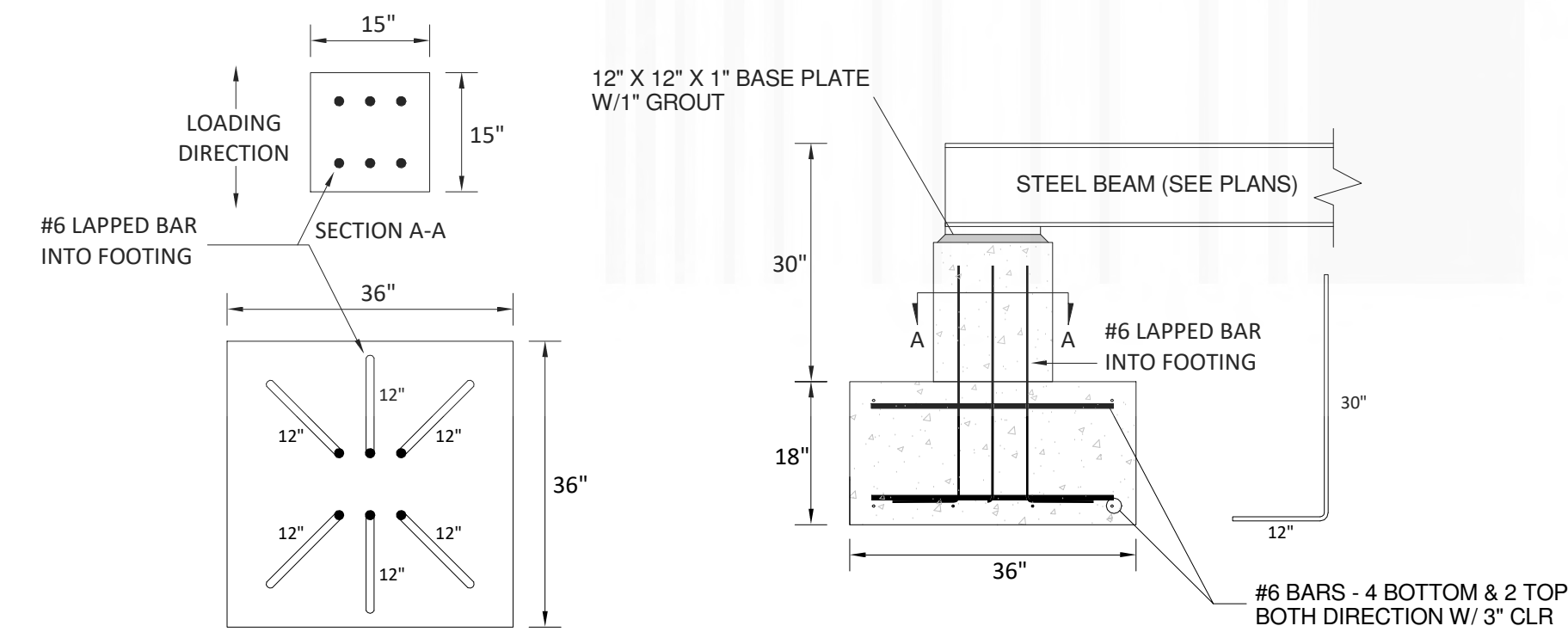
S1



2 Slab Structure
3/4" = 1'-0"

3 Garage Slab Details
3/4" = 1'-0"

5 Turndown Slab
3/4" = 1'-0"



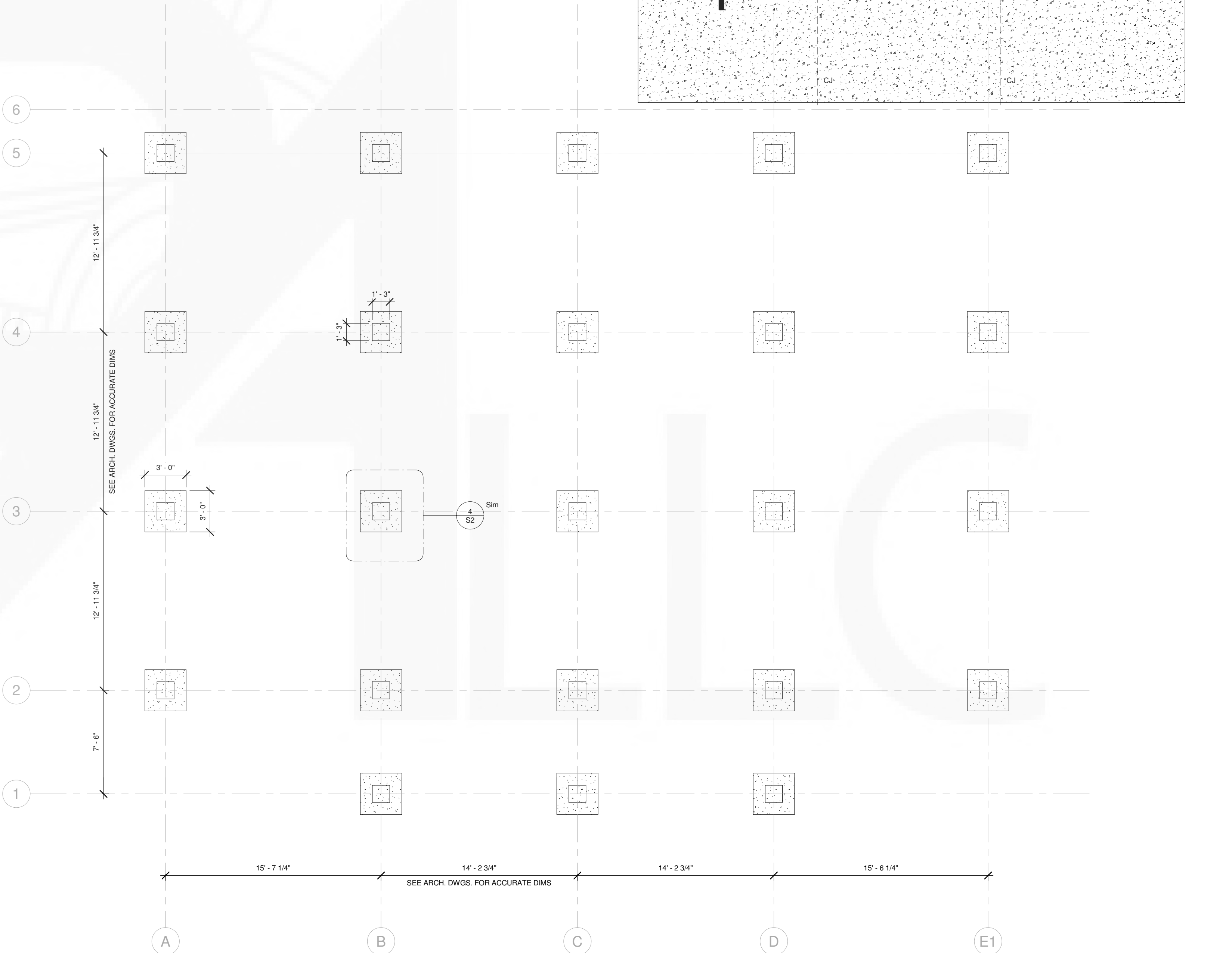
4 Footing Detail
3/4" = 1'-0"

FOUNDATION NOTES:

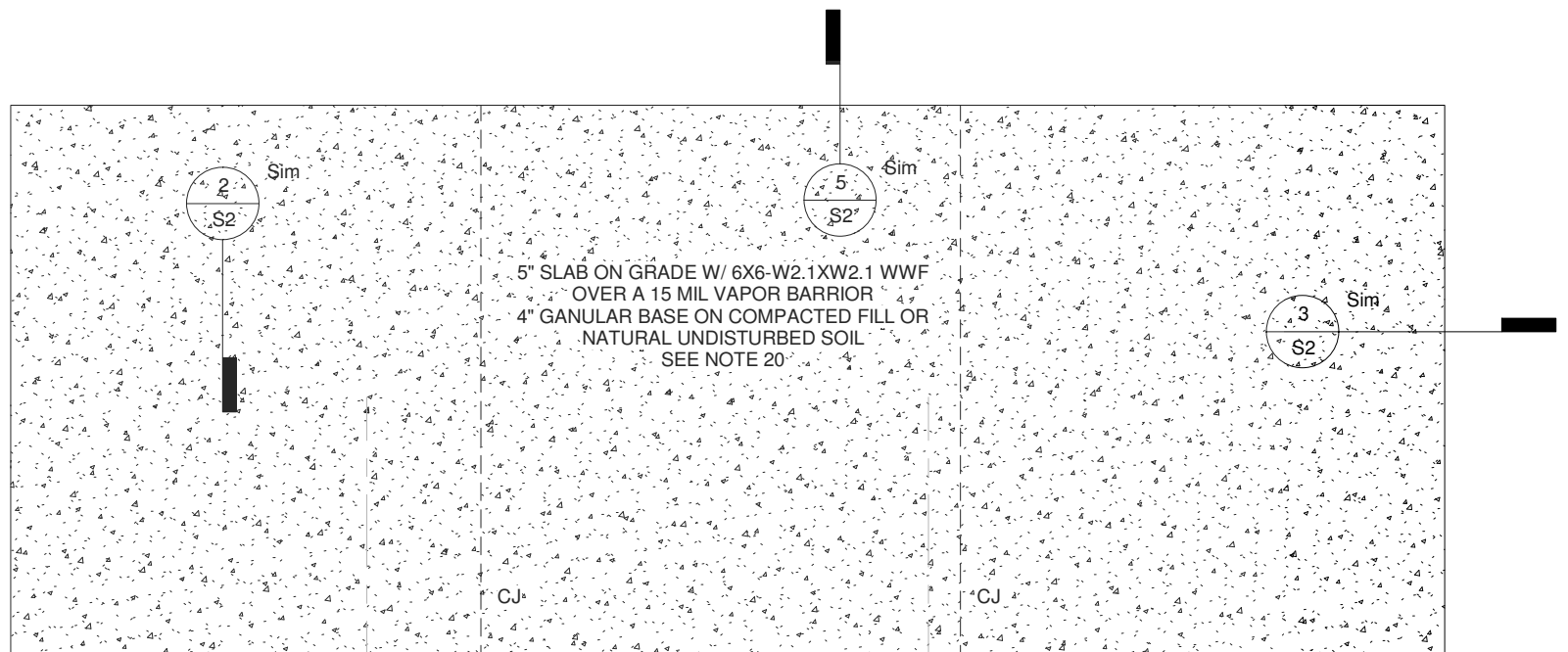
- ALL FINISHED CONCRETE SURFACES SHALL BE A MINIMUM OF 1 INCH ABOVE THE FINISHED GRADE.
- ANY IMPORTED FILL MATERIAL UTILIZED TO ACHIEVE FINISH SUB-GRADE ELEVATIONS SHALL BE SELECT FILL HAVING A PLASTICITY INDEX OF AT LEAST 4 BUT NOT GREATER THAN 12 WITH NO MORE THAN 40% PASSING THE NO. 200 SIEVE.
- ALL IMPORTED FILL SHALL BE PLACED IN 8" MAXIMUM LOOSE LIFTS AND COMPACTED TO WITHIN 98% OF STANDARD PROCTOR DENSITY AT 2 POINTS ABOVE OPTIMUM MOISTURE CONTENT. ALL SOIL WORK MUST BE SUPERVISED BY A LICENSED GEOTECHNICAL ENGINEER.
- CONSTRUCTION JOINTS - TO BE USED AT CONTRACTOR'S OPTION/OPITION AT ANY CONTROL JOINT LOCATION.
- COMPACT ALL SUB-GRADES TO 95% S.P.D. AT OPTIMUM MOISTURE CONTENT.
- CUSHION SAND LAYER BENEATH CONCRETE FLATWORK AND WALKS TO BE 4 INCHES IN DEPTH.
- CONCRETE STRENGTH TO BE 3,500 PSI AT 28 DAYS. STEEL REBAR STRENGTH TO BE 60,000 PSI.
- ALL CONCRETE WORK SHOULD BE PERFORMED IN COMPLIANCE WITH THE LATEST EDITION OF ASTM CODE.
- ALL CONCRETE TO BE PUMPED FROM A DELIVERY TRUCK. HAND-MIXING IS UNACCEPTABLE.
- ALL WORK PROCEDURES SHOULD BE SUPERVISED BY A LICENSED STRUCTURAL ENGINEER(S) TO ENSURE SAFETY AND QUALITY.
- CONTRACTOR TO FOLLOW ALL REQUIRED ACI, ASCI, ASTM, AND IBC CODES.
- EXCAVATION AND CONSTRUCTION WORK TO BE PERFORMED DURING THE DRY SEASON.
- THE FOUNDATION DESIGN HAS NOT BEEN DESIGNED BASED ON THE SOIL TEST (GEOTECHNICAL SUBSURFACE INVESTIGATION).
- CJ ON PLAN DENOTES CONTROL JOINT, APPRIXIMATE SPACING IS 12 FT. CONTROL JOINTS - BETWEEN EACH UNIT AND AS REQUIRED.
- DROP FOOTING FOR PLUMBING PIPE AS NECESSARY.
- HOLD DOWNS, ANCHOR BOLTS, DOWEL INSERTS, ETC. SHALL BE SECURELY TIED IN PLACE PRIOR TO POURING CONCRETE AND FOUNDATION INSPECTION.
- REINFORCEMENT SHALL BE SECURELY TIED IN PLACE PRIOR TO POURING CONCRETE AND FOUNDATION INSPECTION.
- ALL ORGANIC SURFACE MATERIAL AND DEBRIS, INCLUDING ORGANICALLY RICH TOPSOIL ESTIMATED TO BE 2-4 INCHES DEEP, SHALL BE STRIPPED PRIOR TO ANY OTHER GRADING OPERATIONS AND TRANSPORTED AWAY FROM ALL AREAS THAT ARE TO RECEIVE IMPROVEMENTS OR STRUCTURAL FILL. THESE ORGANICALLY CONTAMINATED SOILS MAY BE STOCKPILED FOR LATER USE IN LANDSCAPING AREAS.

FOUNDATION NOTES (Cont):

- THE DEPRESSIONS LEFT BY THE REMOVAL OF ANY SURFACE AND SUBSURFACE STRUCTURES SHALL BE CLEANED OF ALL DEBRIS AND BACKFILLED WITH CLEAN, NATIVE, ON-SITE SOIL. THIS BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 90% RELATIVE COMPACTION IN ACCORDANCE WITH ASTM TEST PROCEDURE D1557-12.
- ALL STRUCTURAL FILL WHETHER IMPORTED OR NATIVE SOIL SHALL BE PLACED IN UNIFORM HORIZONTAL LIFTS OF NOT MORE THAN 6 TO 8 INCHES IN UNCOMPLICATED THICKNESS AND COMPACTED TO NOT LESS THAN 90% RELATIVE COMPACTION USING THE ASTM TEST PROCEDURE D1557-12. FIVE FEET AROUND THE ENTIREPERIMETER OF THE BUILDING PAD SHALL ALSO BE COMPACTED TO NOT LESS THAN 90% RELATIVE COMPACTIONUSING THE ABOVE-MENTIONED PROCEDURE.
- REPLACE EXISTING SOIL AS RECOMMENDED BY GEOTECHNICAL REPORT.
- SITE SHOULD BE GRADED TO SHED ALL RAIN WATER AWAY FROM THE STRUCTURE. NO WATER POND ENCOUNTERED ON SITE, CASING MUST BE USED FOR DRILLED SHAFTS INSTALLATION.
- SOIL REPORT IS A PART OF THE CONSTRUCTION DOCUMENTS. IT IS CONTRACTOR'S RESPONSIBILITY TO REVIEW THIS REPORT FOR SITE PREPARATION AND DRILLED SHAFTS. IN CASE SAND IS ENCOUNTERED ON SITE, CASING MUST BE USED FOR DRILLED SHAFTS INSTALLATION.
- CONTRACTOR TO CHECK FOR UNDERGROUND UTILITIES BEFORE DIGGING OR DRILLING PIERS. CONTRACTOR TO CONTACT GEOTECHNICAL ENGINEER FOR PRESENCE OF ANY TREES AND PROCEDURES FOR REMOVAL OF TREES FROM THE PROJECT SITE.



1 Foundation
1/4" = 1'-0"



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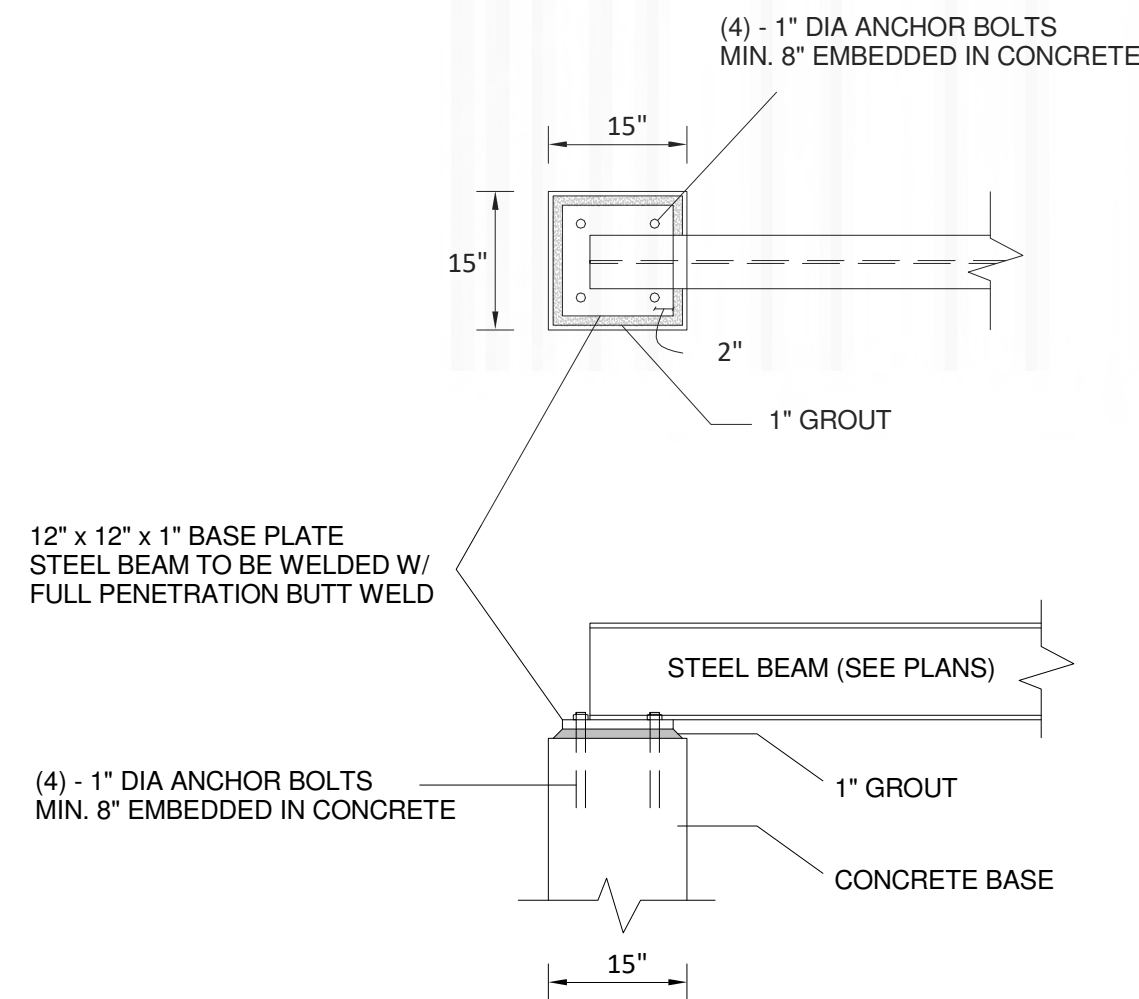
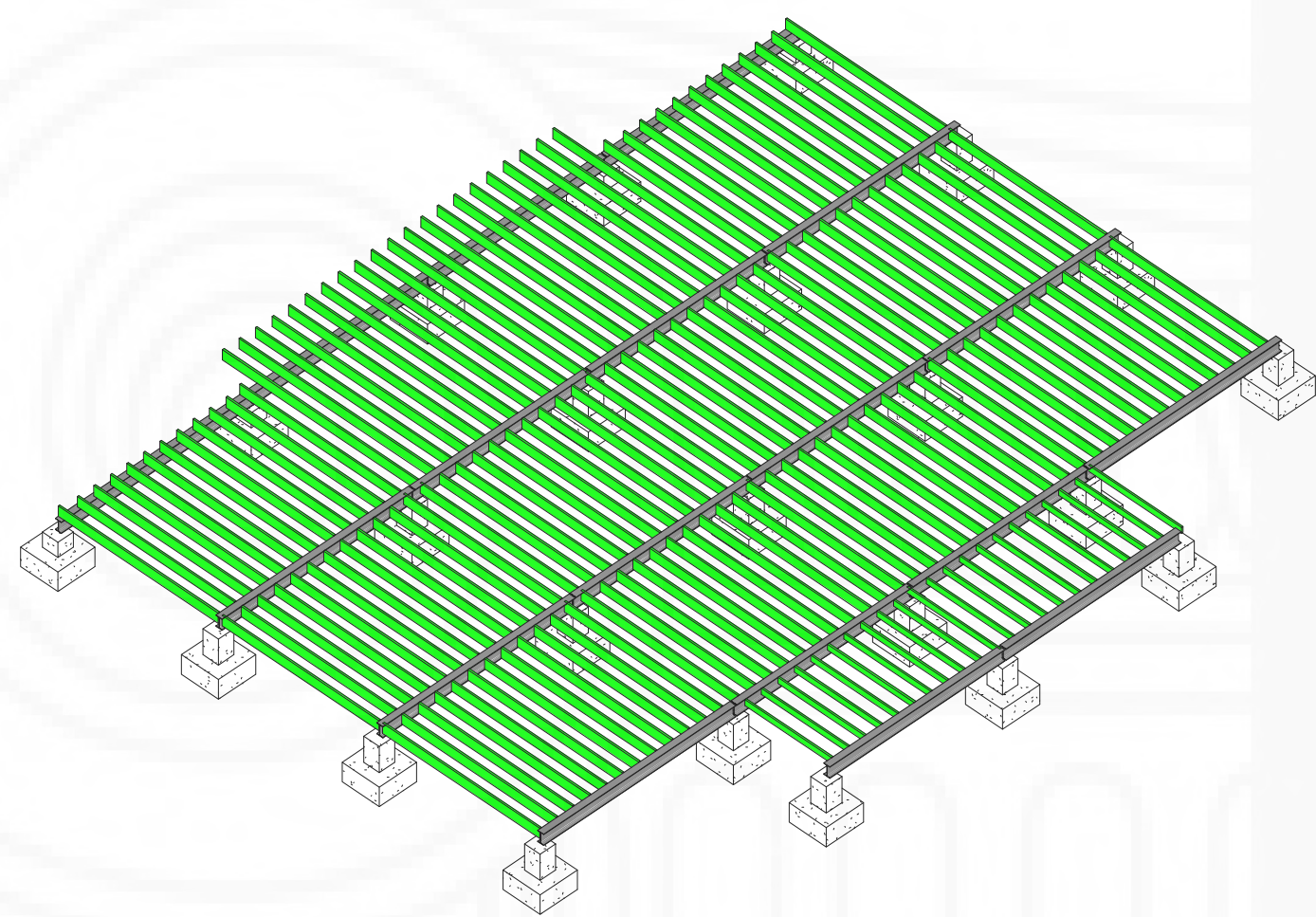
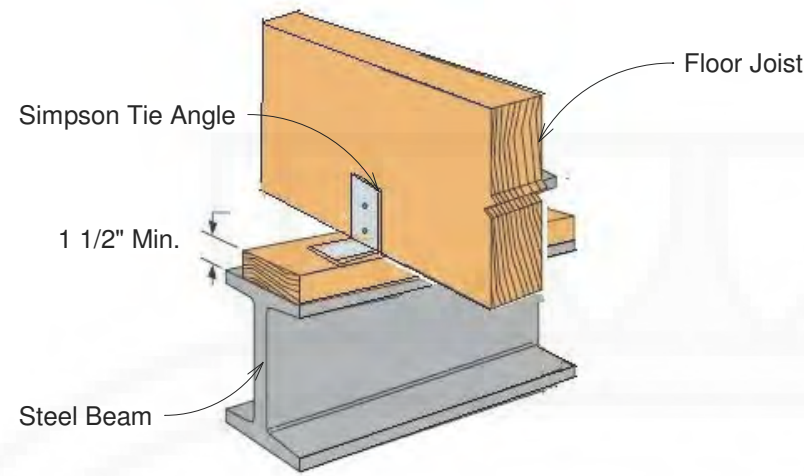
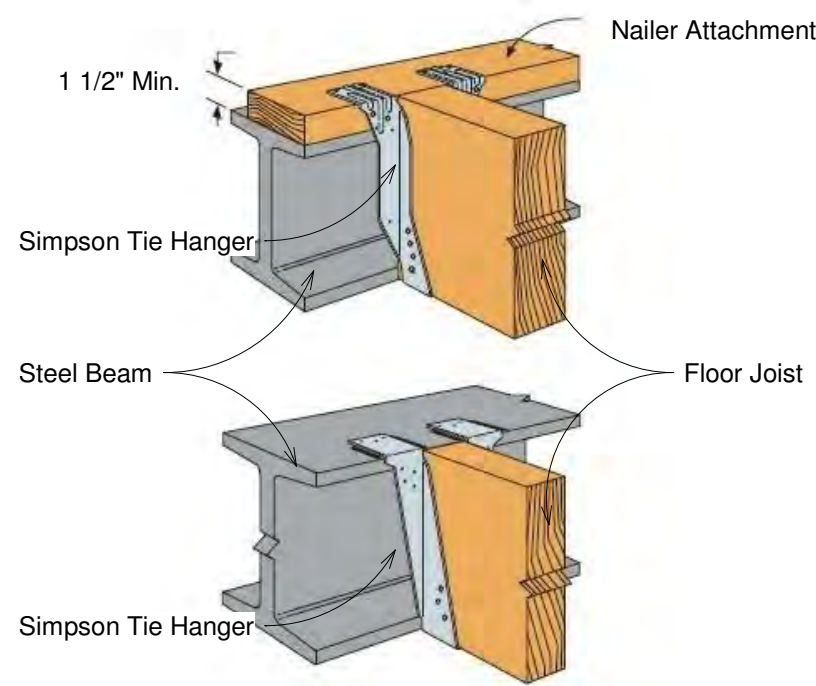
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2 Base Plate Detail
3/4" = 1'-0"

Steel Beam Schedule				
Description	Type	Count	Aprox. Length	Aprox. Total Length
Steel Beam	W10X22	6	14.1'	85.4'
Steel Beam	W10X22	3	15.5'	46.8'
Steel Beam	W10X30	4	14.1'	56.9'
Steel Beam	W10X30	5	15.5'	78.1'
Grand total: 18		18		267.2'

Floor Joists Schedule				
Description	Type	Count	Aprox. Length	Aprox. Total Length
Wood Joists	2x6	20	7'	150'
Wood Joists	2x6	2	7.5'	15'
Wood Joists	2x10	78	12.5'	990.6'
Wood Joists	2x10	32	12.7'	406'
Wood Joists	2x10	4	12.9'	51.7'
Wood Joists	2x10	30	15.6'	466.7'
Wood Joists	2x10	20	15.7'	317.3'
Wood Joists	2x10	1	16'	15.9'
Grand total: 187		187		2413.1'



1 Floor Framing Plan
1/4" = 1'-0"



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Framing Plan
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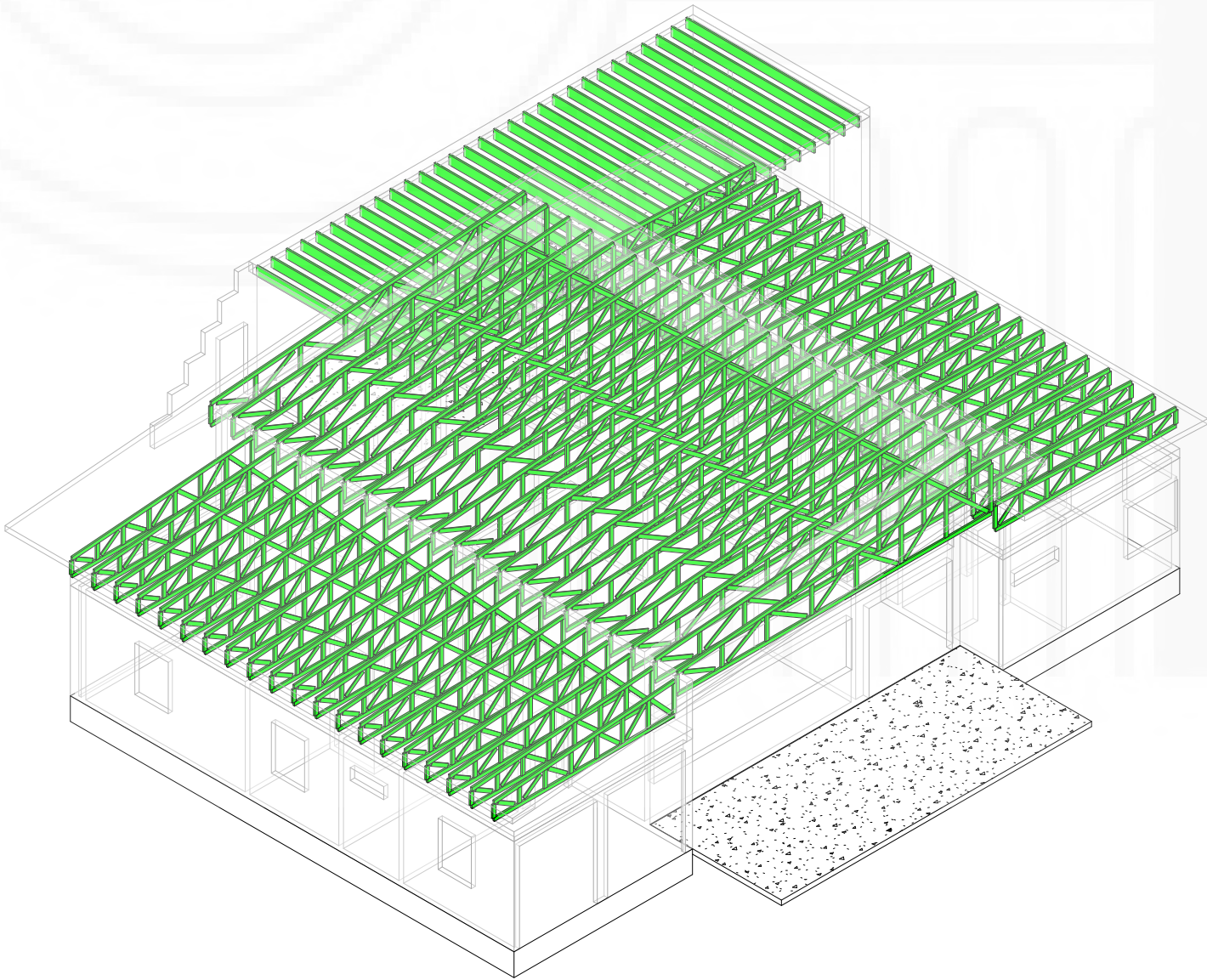
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FRAMING NOTES:

1. ALL EXTERIOR WALL STUDS SHALL BE 2"x6" AT 16" ON CENTERS UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALL STUDS SHALL BE 2"x4" AT 16" ON CENTERS, WITH 5/8" GYPSUM BOARD ON BOTH SIDES, UNLESS NOTED OTHERWISE.
3. BEAM TO COLUMN CONNECTIONS TO USE SIMPSON STRONG-TIE LCE4 OR EQUAL.
4. CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL METHOD USED. MINIMUM SHEATHING THICKNESS IS 1/2".
5. ALL CONNECTOR PLATES TO BE 16 GA. SIMPSON STRONG-TIE OR APPROVED EQUAL. SEE DETAILS FOR NAILING PATTERNS.
6. ALL LUMBER TO BE GRADE NO. 1, UNLESS NOTED OTHERWISE.
7. CONTRACTOR MUST VERIFY ALL OF THE DIMENSIONS PRIOR TO CONSTRUCTION.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ANY AND ALL SHOP DRAWINGS AND ASK FOR OWNER/ENGINEER APPROVAL PRIOR TO CONSTRUCTION.
9. WORK PROVIDED BY THE CONTRACTOR TO FACILITATE THE SUCCESSFUL COMPLETION OF THE PROJECT FOR WHICH NO BID ITEM HAS BEEN PROVIDED, SHOULD ALSO BE CONSIDERED AS SUBSIDIARY TO THE TOTAL AMOUNT BID OR THE ITEM IT PERTAINS TO.
10. CONTRACTOR TO BE COVERED WITH ALL REQUIRED AND INDUSTRY RECOMMENDED INSURANCE COVERAGES.
11. CONTRACTOR TO FOLLOW ALL REQUIRED AGI, ASCI, ASTM, AND IBC CODES.
12. ALL LUMBER SHALL CONFORM TO NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION WITH 2012 SUPPLEMENT.
13. LUMBER SHALL BE SOUND, SEASONED, AND FREE FROM WARP.
14. ALL WOOD MEMBERS SHALL BE MANUFACTURED TO COMPLY WITH PS20 OF "AMERICAN SOFTWOOD LUMBER STANDARDS".
15. MOISTURE CONTENT SHALL BE 19% MAXIMUM.
16. LUMBER ON SITE SHALL BE PROTECTED FROM WEATHER AND STORED ABOVE GROUND WITH SUPPORTS. DRY-IN EACH BUILDING FRAME IMMEDIATELY ONCE FRAMING IS COMPLETE.
17. ALL MULTIPLE MEMBERS ARE TO BE FASTENED TOGETHER WITH 16d NAILS AT 12" ON CENTER (2) ROWS FOR BEAMS/JOISTS 9"-12" DEEP, (3) ROW FOR BEAMS/JOISTS 14"-18" DEEP (STAGGERED).
18. PLYWOOD SHALL BE IDENTIFIED WITH THE DFPA GRADE-TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
19. PROVIDE 2" NOMINAL THICKNESS FULL DEPTH SOLID BLOCKING FOR JOISTS AT ENDS AND AT SUPPORTS. OMID SOLID BLOCKING WHEN JOISTS ARE NAILED TO A CONTINUOUS HEADER.
20. LAP JOISTS FRAMING FROM OPPOSITE SIDES OF A BEAM, GIRDER OR PARTITION AT LEAST 6".
21. LOAD STIFFENERS ARE RECOMMENDED IN AREAS WHERE A CONCENTRATED LOAD IS GREATER THAN 1500 LBF --TO THE TOP FLANGE OR BETWEEN THE SUPPORT AND THE CANTILEVER TIP.
22. SECURE JOISTS FRAMED END TO END WITH METAL STRAPS. USE APPROVED FRAMING ANCHORS TO SUPPORT JOISTS FRAMING INTO THE SIDES OF WOOD OR STEEL BEAMS.
23. FLOOR JOISTS SHALL BE NAILED TO WALLS AND TO THE ENDS OF RAFTERS.
24. ENDS OF FLOOR JOISTS SHALL BE LAPPED AT LEAST 3" AND BE FASTENED WITH 3-16d NAILS.
25. WHERE FLOOR JOISTS ARE PLACED AT RIGHT ANGLES TO THE WALLS, THE LOOKOUT JOIST OR TIES SHALL BE FASTENED TO THE PARALLEL CEILING JOISTS USING ENGINEERED CLIPS, STRAPS OR HANGERS.
26. STAIR LANDING JOISTS ARE DOUBLE 2X8 SPF #1/#2 AT 16" O.C. MAX, UNO. USE SIMPSON HANGER LU26 OR EQUAL TO 2X8 JOISTS TO BEAM.
27. USE SIMPSON HANGER LUS28-2 OR EQUAL TO CONNECT BEAM TO BEAM AT STAIR LANDING FRAMING.
28. FASTENMASTER TRUSSLOK®, SIMPSON STRONG-TIE SDW OR SDS, AND USP WS SCREWS MAY ALSO BE USED TO CONNECT MULTIPLE MEMBER LVL BEAMS.
29. ROOF DECK SHALL BE MIN 1/2" EXTERIOR PLYWOOD SHEATHING WITH PANEL EDGE CLIP SUPPORTS BETWEEN TRUSS SUPPORTS (3/4" EXTERIOR GRADE PLYWOOD SHEATHING IS RECOMMENDED).
30. ROOF JOISTS SHALL BE NAILED TO WALLS AND TO THE ENDS OF RAFTERS.
31. ENDS OF ROOF TRUSSES SHALL BE LAPPED AT LEAST 3" AND BE FASTENED WITH 3-16d NAILS.
32. PROVIDE GUTTER GUARDS AT THE GUTTERS TO COMPLY WITH THE REQUIREMENTS OF THE WILD LIFE-URBAN INTERFACE ZONE
33. THE ENTIRE ROOF COVERING SHALL BE A FIRE-RETARDANT ROOF COVERING THAT IS AT LEAST CLASS C.
34. INSTALL HORIZONTAL 2X6 STRONGBACKS AT 10-FT. INTERVALS TO DISTRIBUTE LOADS AND PREVENT TWISTING, WHICH CAN LOOSEN TRUSS PLATES.
35. TRUSS PLATES SHOWN ARE THE RESPONSIBILITY OF THE TRUSS DESIGNER.
36. FASTENERS ARE PERMITTED TO BE INSTALLED THROUGH METAL TRUSS PLATES WHEN APPROVED BY THE TRUSS DESIGNER. DO NOT DRIVE NAILS THROUGH THE TRUSS PLATE ON THE OPPOSITE SIDE OF SINGLE-PLY TRUSSES WHICH COULD FORCE THE PLATE OFF THE TRUSS.
37. NO ONE SHOULD BE ALLOWED ON THE OPEN JOIST FLOOR SYSTEM UNTIL ALL HANGERS, BLOCKING, RIM BOARD AND TEMPORARY BRACING ARE COMPLETELY INSTALLED.
38. OPEN WEB TRUSSES MUST BE HELD STRAIGHT AND PLUMB AT THEIR DESIGN-SPECIFIED SPACING WHILE ALL BLOCKING, RIM BOARD AND BRACING ARE INSTALLED.
39. TEMPORARY BRACING IS REQUIRED AT ALL SUPPORTS AND AT THE INTERVAL SHOWN ON THE DRAWING UNTIL PERMANENT BRACING ELEMENTS AND/OR SHEATHING ARE INSTALLED.
40. CANTILEVERED TRUSSES REQUIRE LATERAL BRACING AT ENDS.

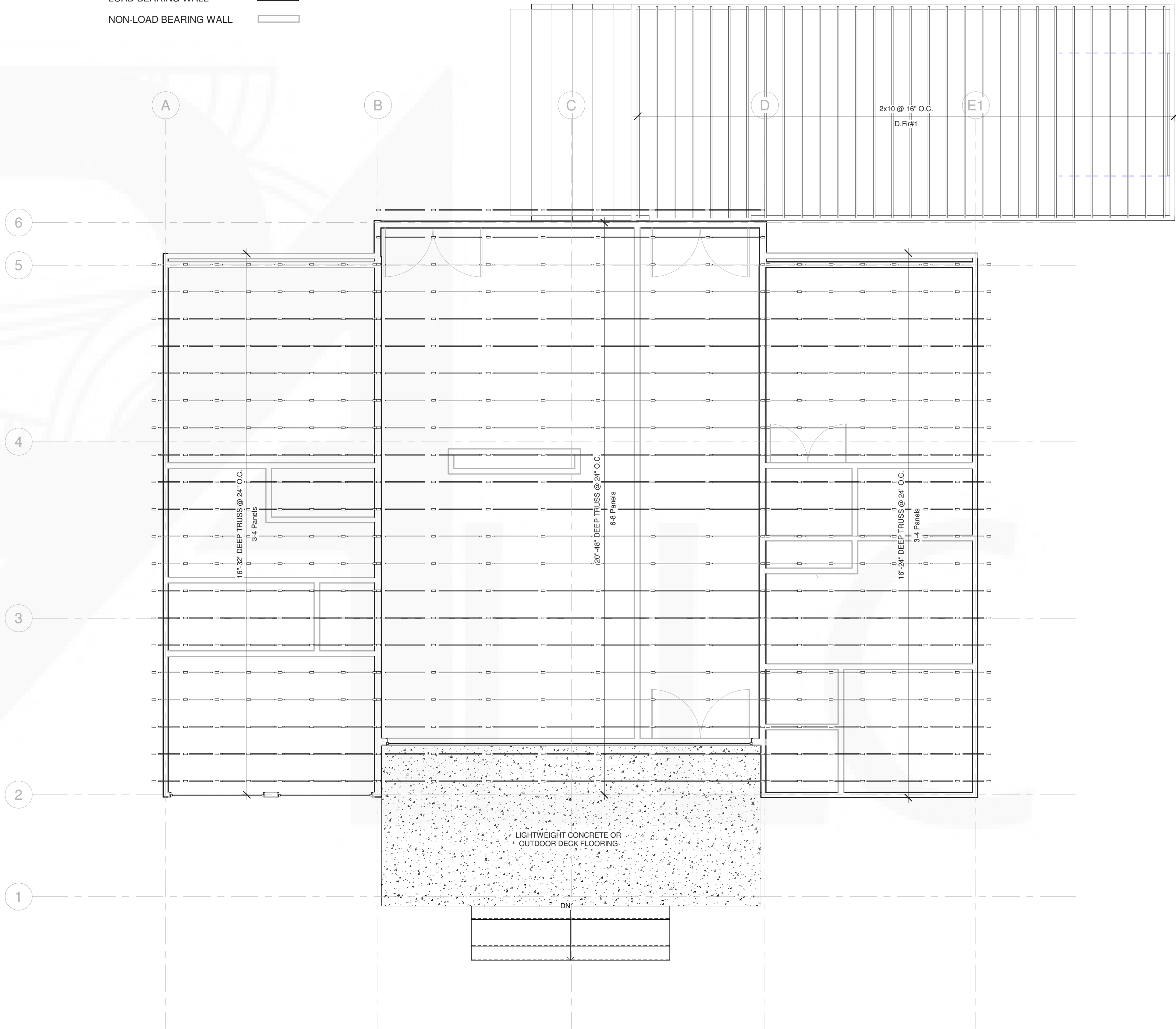


FRAMED OPENING HEADER/CRIPPLE TABLE

Wall Type	Minimum Header Size and No./Size of Cripple(s) at each end			
	Up to 4' span	Up to 8' span	Up to 12' span	Up to 16' span
2X4 Load Bearing	(2)-2x10 / 1-2x4	(2)-2x12 / 1-2x4	(2)-1 3/4"x12"LVL	(2)-1 3/4"x14"LVL / 3-2x4
2X4 Non-Load Bearing	(2)-2x8 / 1-2x4	(2)-2x10 / 1-2x4	(2)-2x12 / 1-2x4	(2)-1 3/4"x14"LVL / 2-2x4
2X6 Load Bearing	(3)-2x8 / 1-2x6	(3)-2x10 / 1-2x6	(3)-2x12 / 2-2x6	(3)-1 3/4"x12"LVL / 3-2x6
2X6 Non-Load Bearing	(2)-2x8 / 1-2x6	(2)-2x10 / 1-2x6	(2)-2x12 / 1-2x6	(3)-2x12 / 2-2x6

WALL LEGEND

- LOAD BEARING WALL 
- NON-LOAD BEARING WALL 



1 Roof Framing Plan
1/4" = 1'-0"



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Framing Plan
(Roof)

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1/4" = 1'-0"

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- ALL LUMBER SHALL CONFORM TO NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION WITH 2016 SUPPLEMENT.
2. LUMBER SHALL BE SOUND, SEASONED, AND FREE FROM WARP.
3. ALL WOOD MEMBERS SHALL BE MANUFACTURED TO COMPLY WITH PS20 OF AMERICAN SOFTWOOD LUMBER STANDARDS".
4. MOISTURE CONTENT SHALL BE 19% MAXIMUM.
5. LUMBER ON SITE SHALL BE PROTECTED FROM WEATHER AND STORED ABOVE GROUND WITH SUPPORTS. DRY-IN EACH BUILDING FRAME IMMEDIATELY ONCE FRAMING IS COMPLETE.
6. ALL MULTIPLE MEMBERS ARE TO BE FASTENED TOGETHER WITH 16d NAILS AT 12" ON CENTER (2) ROWS FOR BEAMS/JOISTS 9"-12" DEEP, (3) ROW FOR BEAMS/JOISTS 14"-18" DEEP (STAGGERED).
7. PLYWOOD SHALL BE IDENTIFIED WITH THE DFPA GRADE-TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
8. PROVIDE 2" NOMINAL THICKNESS FULL DEPTH SOLID BLOCKING FOR JOISTS AT ENDS AND AT SUPPORTS. OMID SOLID BLOCKING WHEN JOISTS ARE NAILED TO A CONTINUOUS HEADER.
9. LAP JOISTS FRAMING FROM OPPOSITE SIDES OF A BEAM, GIRDER OR PARTITION AT LEAST 6".
10. ALL JOISTS FRAMED END TO END WITH METAL STRAPS, USE APPROVED FRAMING ANCHORS TO SUPPORT JOISTS FRAMING INTO THE SIDES OF WOOD OR STEEL BEAMS.
11. SHEAR PANELS SHALL APPLY ON BOTH SIDES OF WALL. PANEL EDGES MAY BE OFFSET TO OCCUR ON DIFFERENT STUDS IN LIEU OF USING 2X STUDS.

FUNCTION	MIN. PENETRATION IN FRAMING	STUD SIZE @ FRAMING EDGES & BOUNDARIES	PLYWOOD OR OSB	NAILING	A35 OR LTP4	SHEAR TRANSFER NAILS	BOLTS/AN. BOLTS	HOLD-DOWNS	COMMENTS
EXTERIOR	1 1/2"	3x STUDS 4x @ PLY EDGES	23/32"	10d(3"x0.148") @ 3" O.C. EN @ 2 1/2" O.C. BN @ 6" O.C. FN	LTP4 4" O.C.	20d @ 12" O.C	5/8" @ 6"	HDU11-SDS2.5	4x SILL 3 ROWS OF FASTENERS
INTERIOR	1 1/2"	2x STUDS 3x @ PLY EDGES	15/32"	8d(2 1/2"x0.131") @ 2" O.C. EN @ 2 1/2" O.C. BN @ 4" O.C. FN	LTP4 4" O.C.	20d @ 12" O.C	5/8" @ 6"	HDU5-SDS2.5	3x SILL 2 ROWS OF FASTENERS

EXTERIOR SHEAR & LOAD BEARING WALL	
INTERIOR SHEAR WALL	
EXTERIOR SHEAR WALL	
NON LOAD BEARING WALL	



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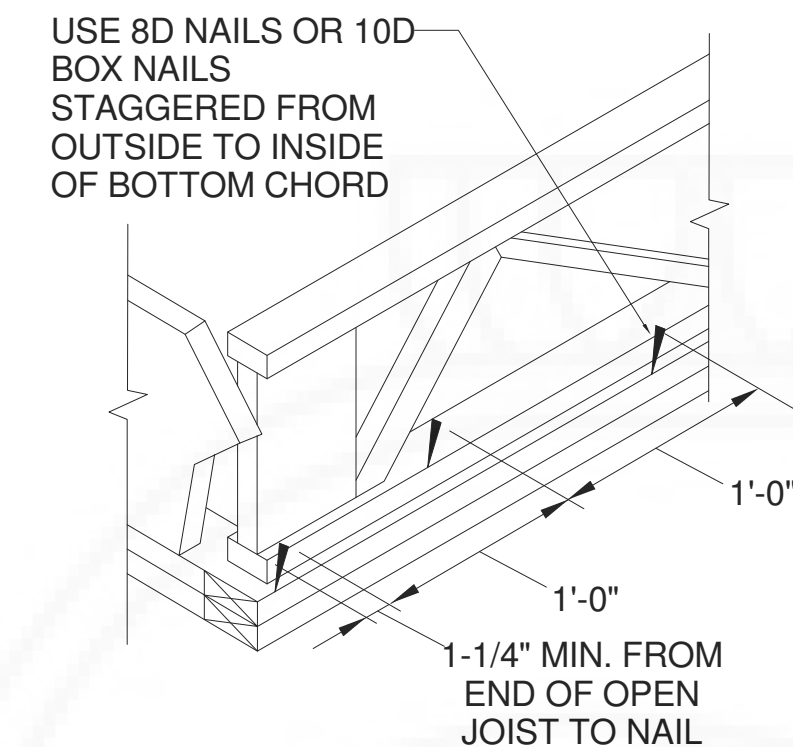
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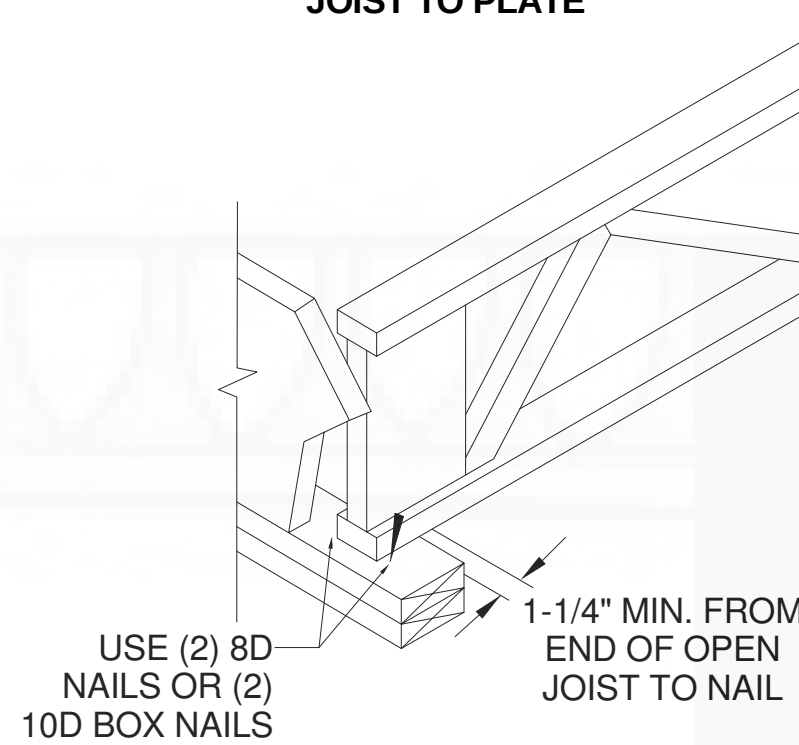
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S6

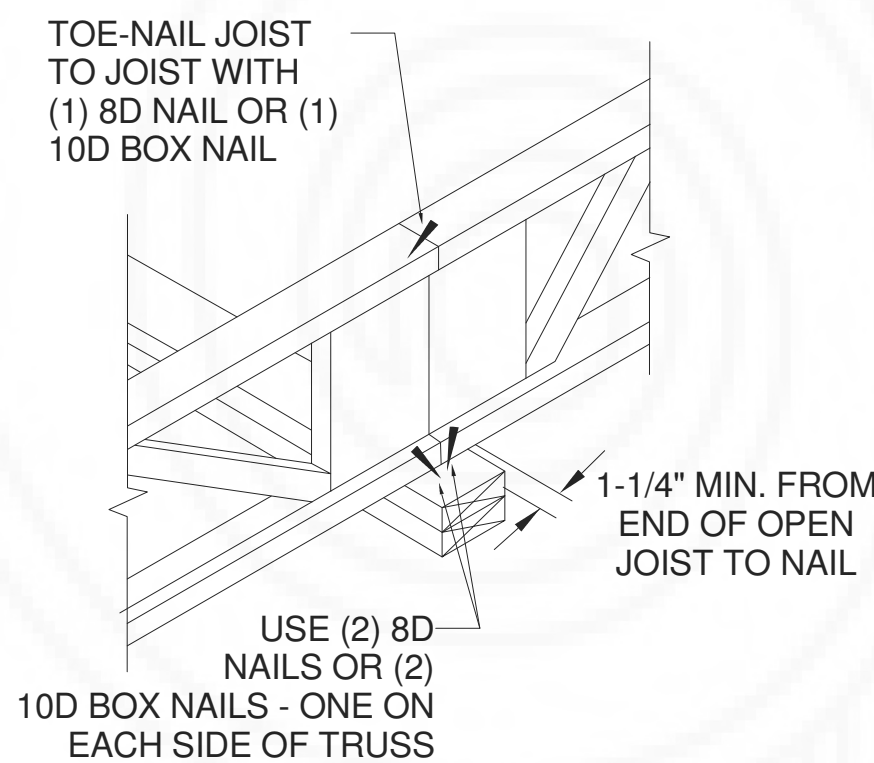
JOIST TO PLATE



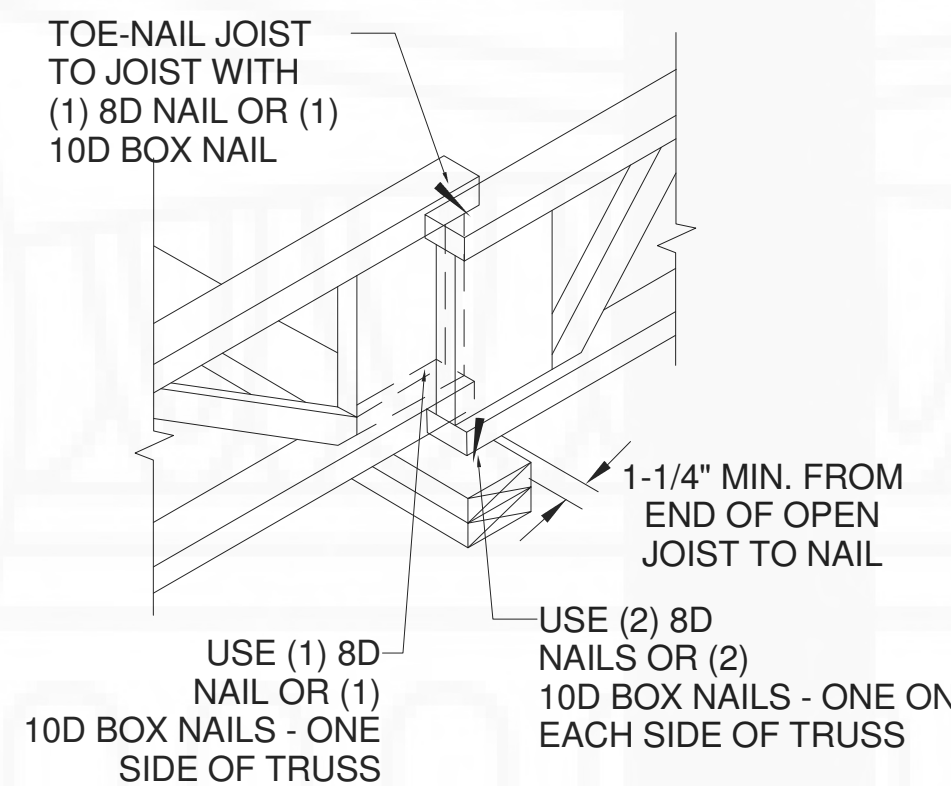
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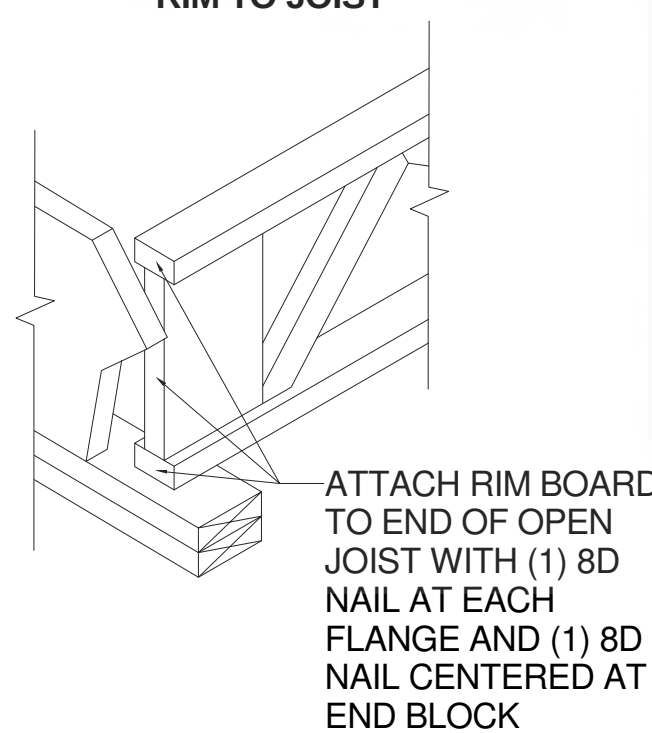
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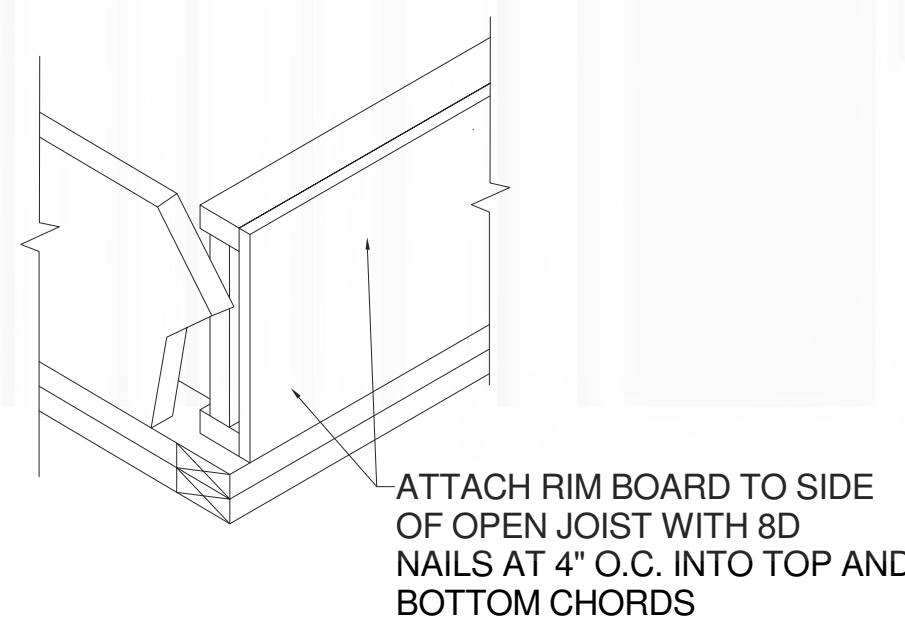
JOIST TO JOIST



RIM TO JOIST



RIM TO JOIST

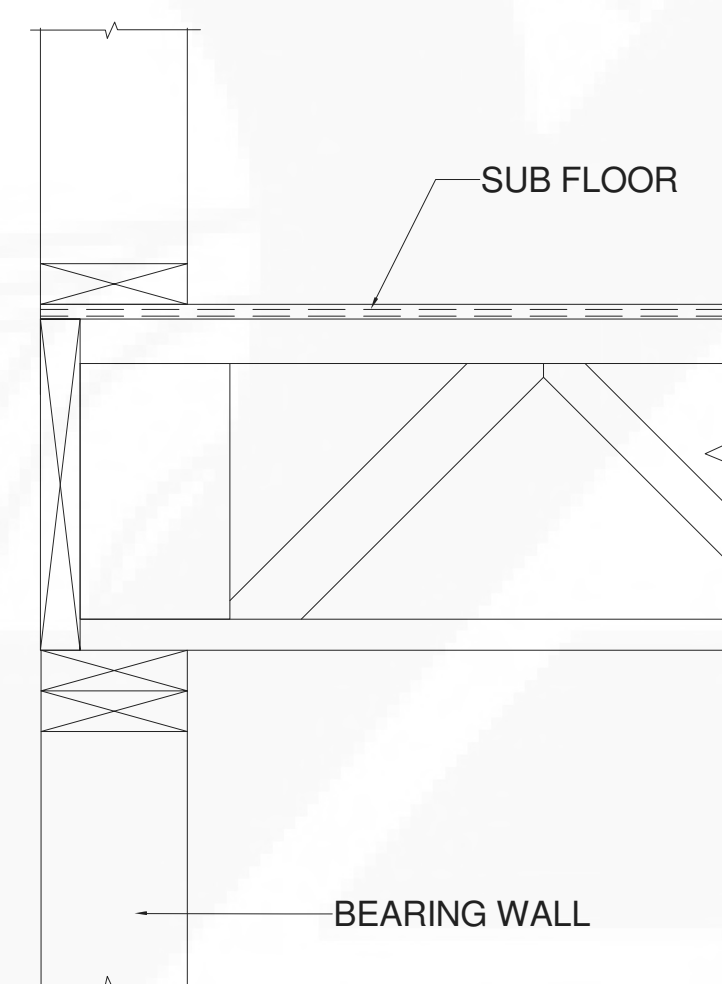


TOP MOUNT
HANGER

FLOOR BEAM
(SEE PLAN)

23" OSB REINFORCEMENT FIXED
TO TOP AND BOTTOM CHORDS

1 Beam to Truss Connection
N.T.S.



3 Truss to End Bearing Wall
N.T.S.

GUSSET - (MIN. 7/16" OSB) GLUED AND
NAILED TO TOP AND BOTTOM CHORDS
WITH 3" NAILS AT SPECIFIED SPACING

TOP MOUNT HANGER

ENGINEERED OR CONVENTIONAL
WOOD BEAM ATTACHED
WITH TOP MOUNT HANGER

STRINGER

4 Stair Header
N.T.S.

OSB OR PLYWOOD GUSSET GLUED AND
NAILED TO TOP AND BOTTOM CHORDS
WITH NAILS AT SPECIFIED SPACING

POINT LOAD

BEARING WALL OR BEAM

6 Reinforcement for Point Load
N.T.S.

MIN. 1-3/4"

MIN. 1-3/4"

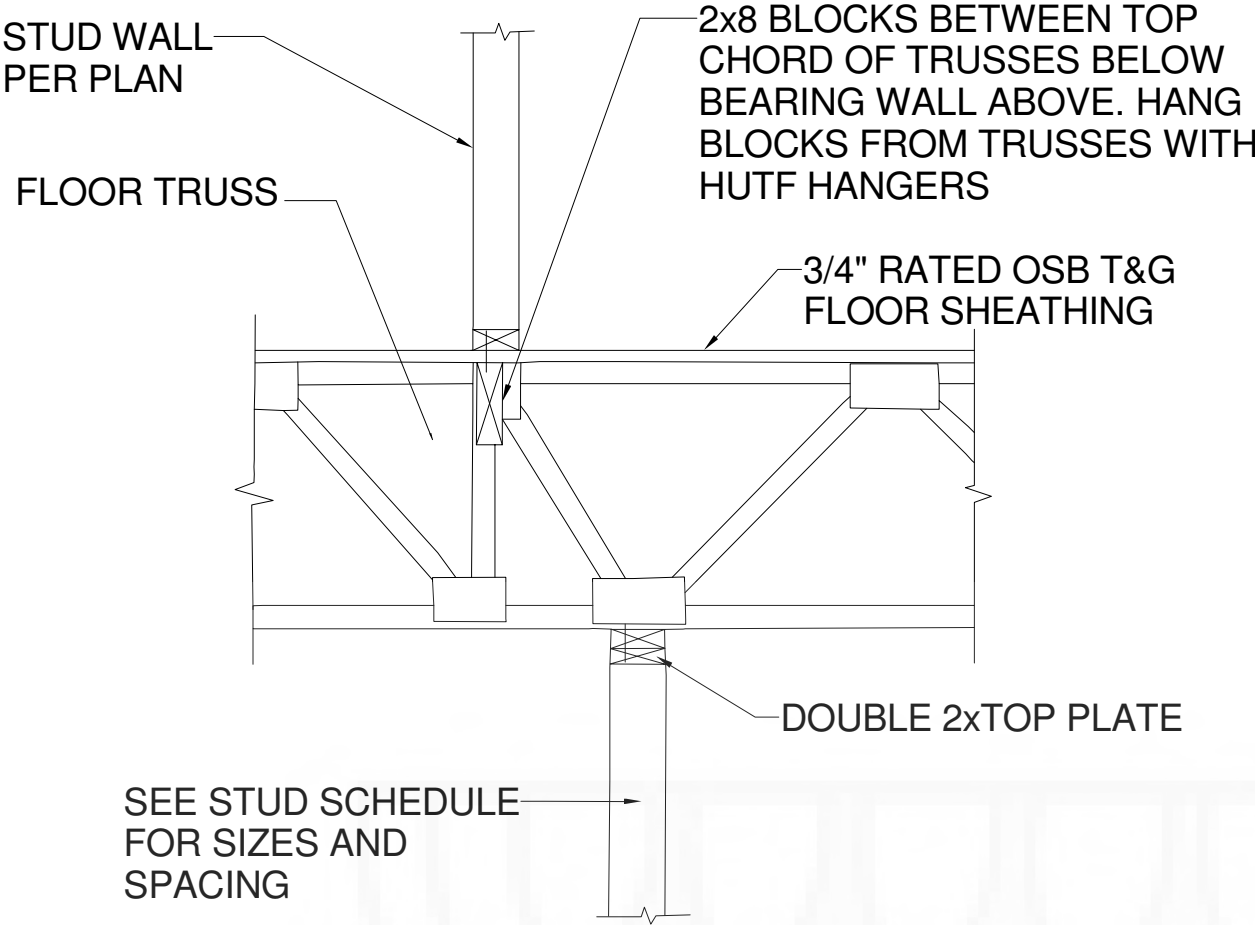
MIN. 1-1/2" BEARING

BEARING WALL
OR BEAM (3" MIN.)

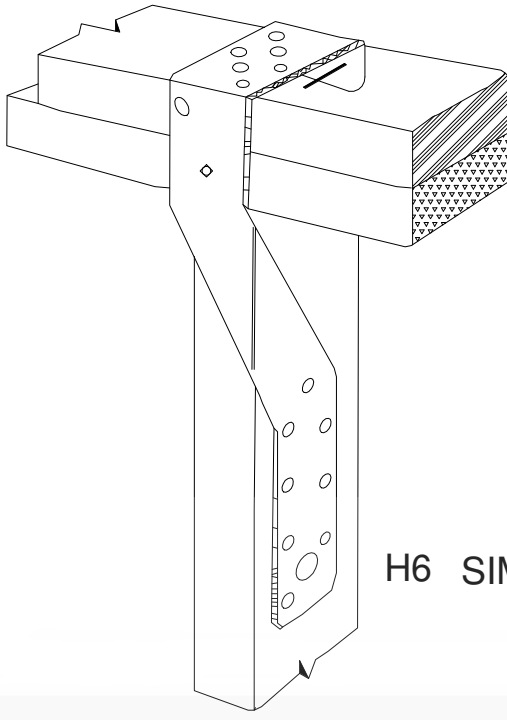
5 Truss in Interior Bearing Wall
N.T.S.

8 Typical Nailing Conditions
N.T.S.

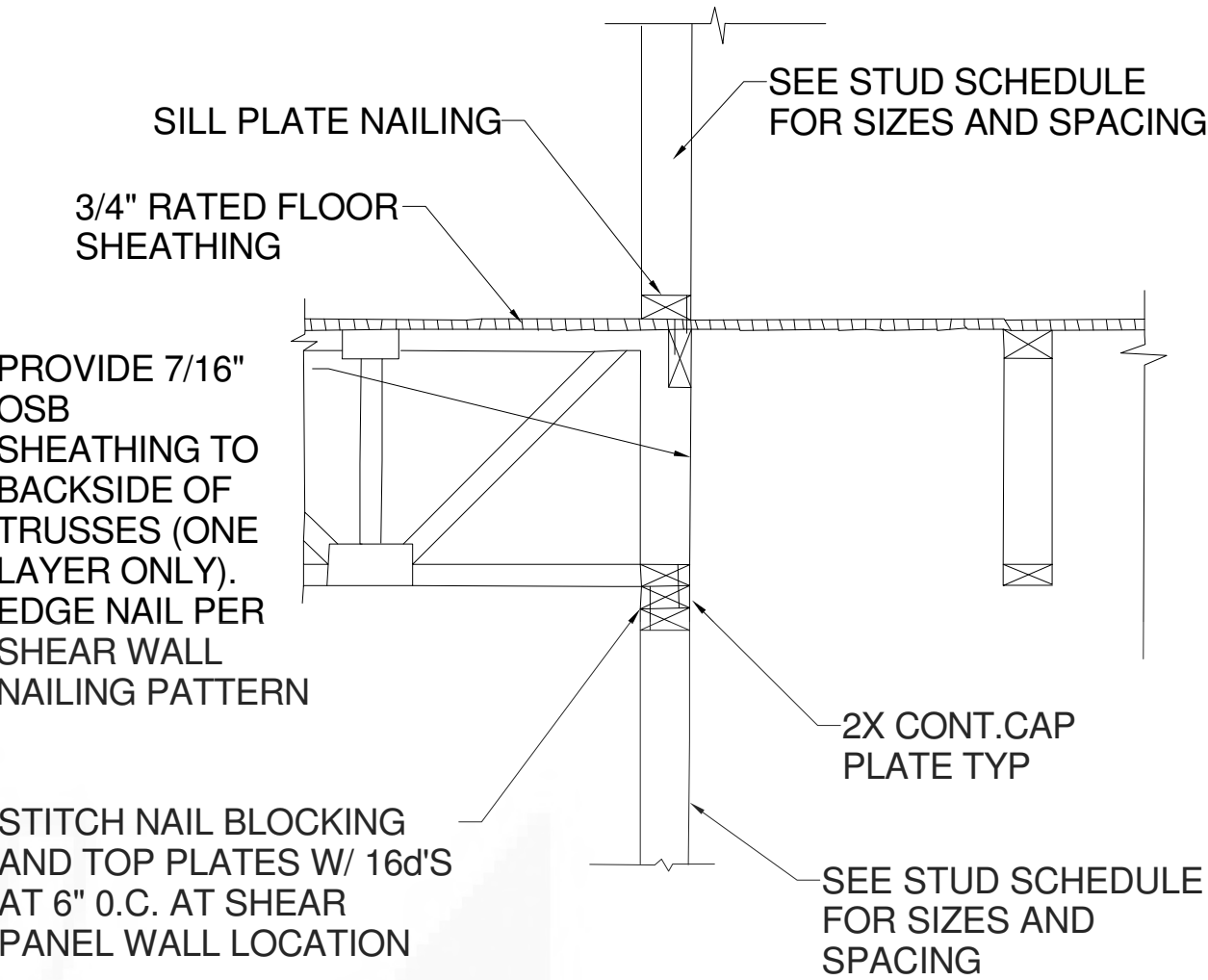
DESIGN TRUSSES TO SUPPORT THE LOAD FROM THE OFFSET BEARING WALL . (480 PLFDEAD . 380 PLF ROOF LIVE)
DECREASE TRUSS SPACINGIN THIS AREA IF REQUIRED



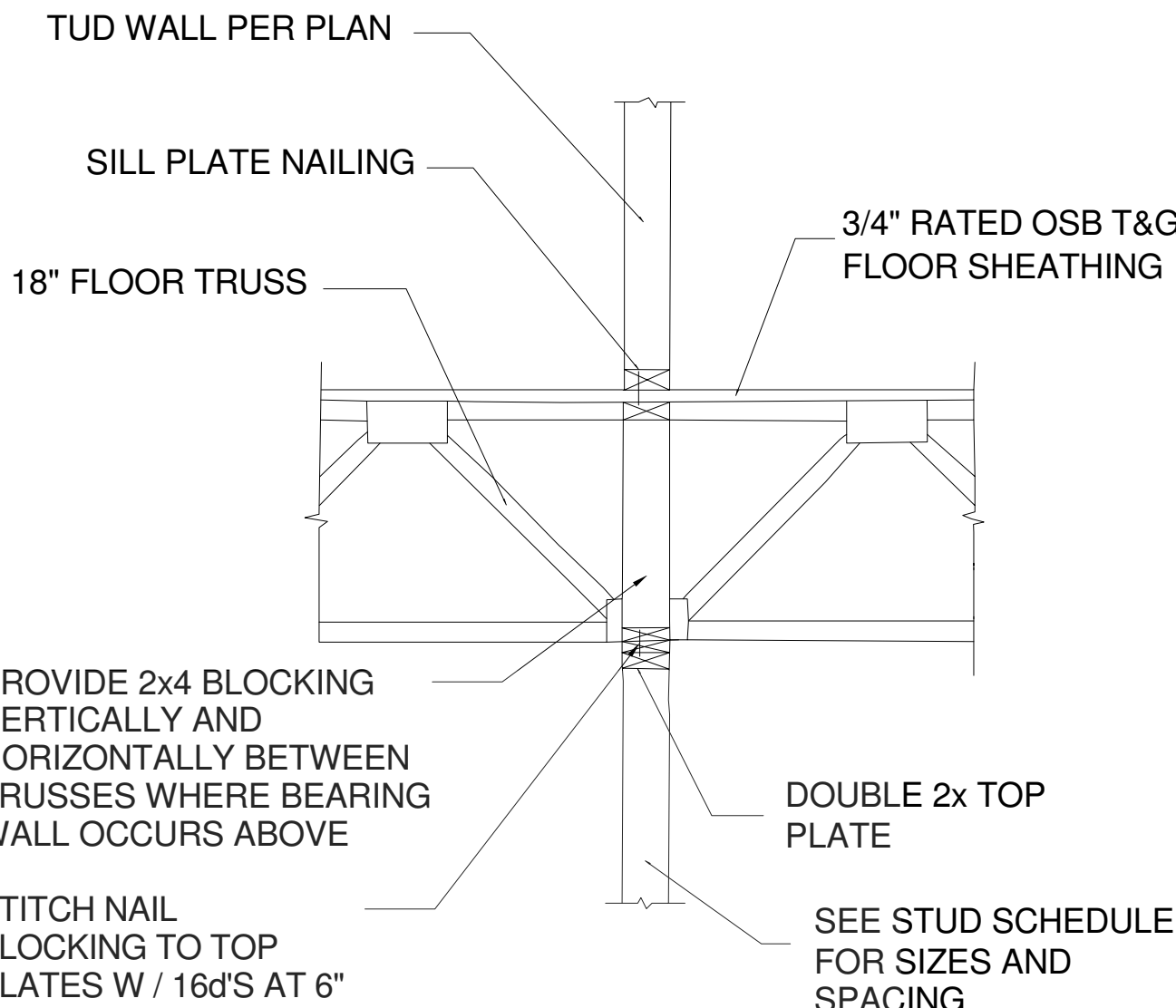
1 OFFSET BEARING WALL CONDITION
N.T.S.



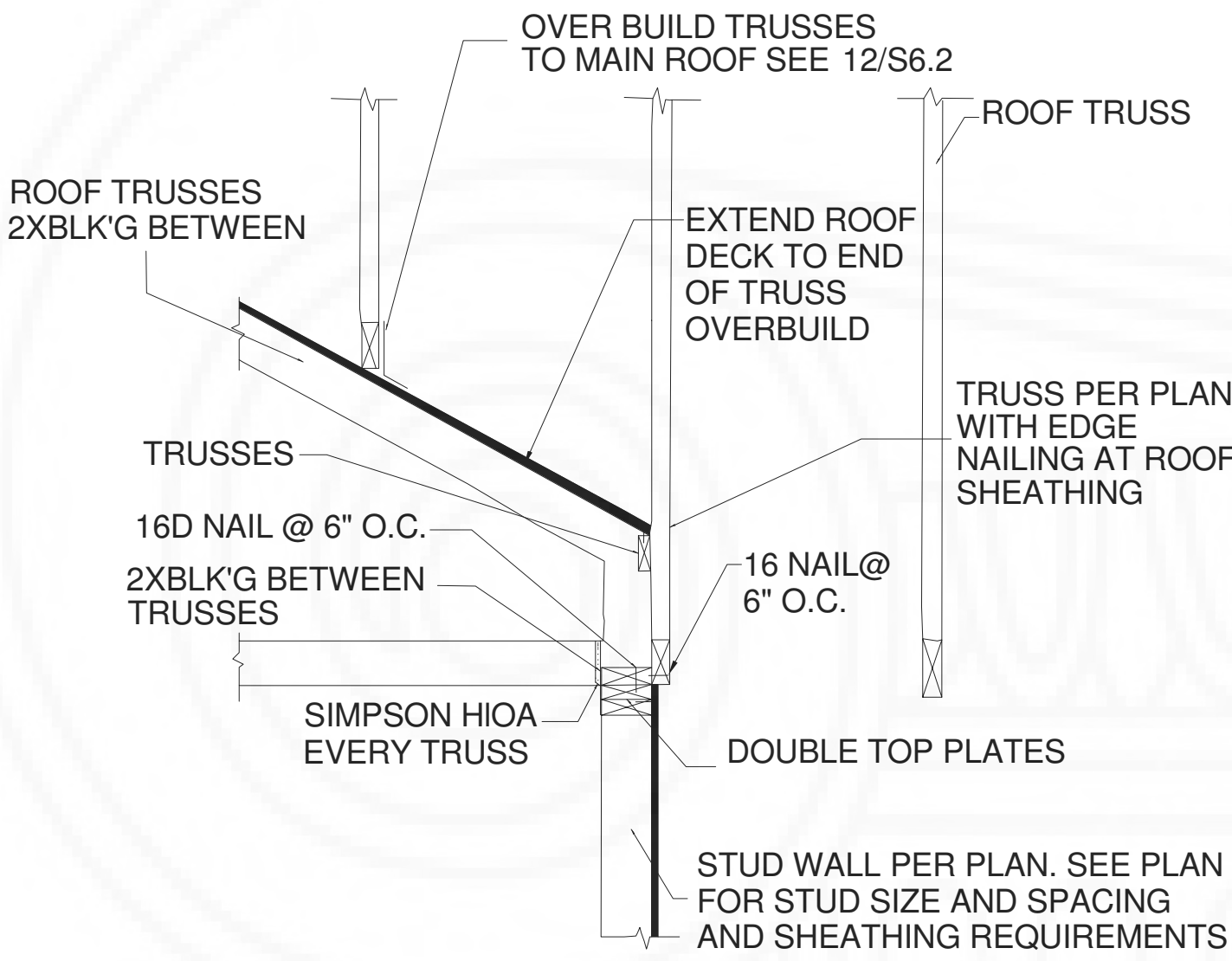
2 H6 TIE CONFIGURATION AT TOP PLATE
N.T.S.



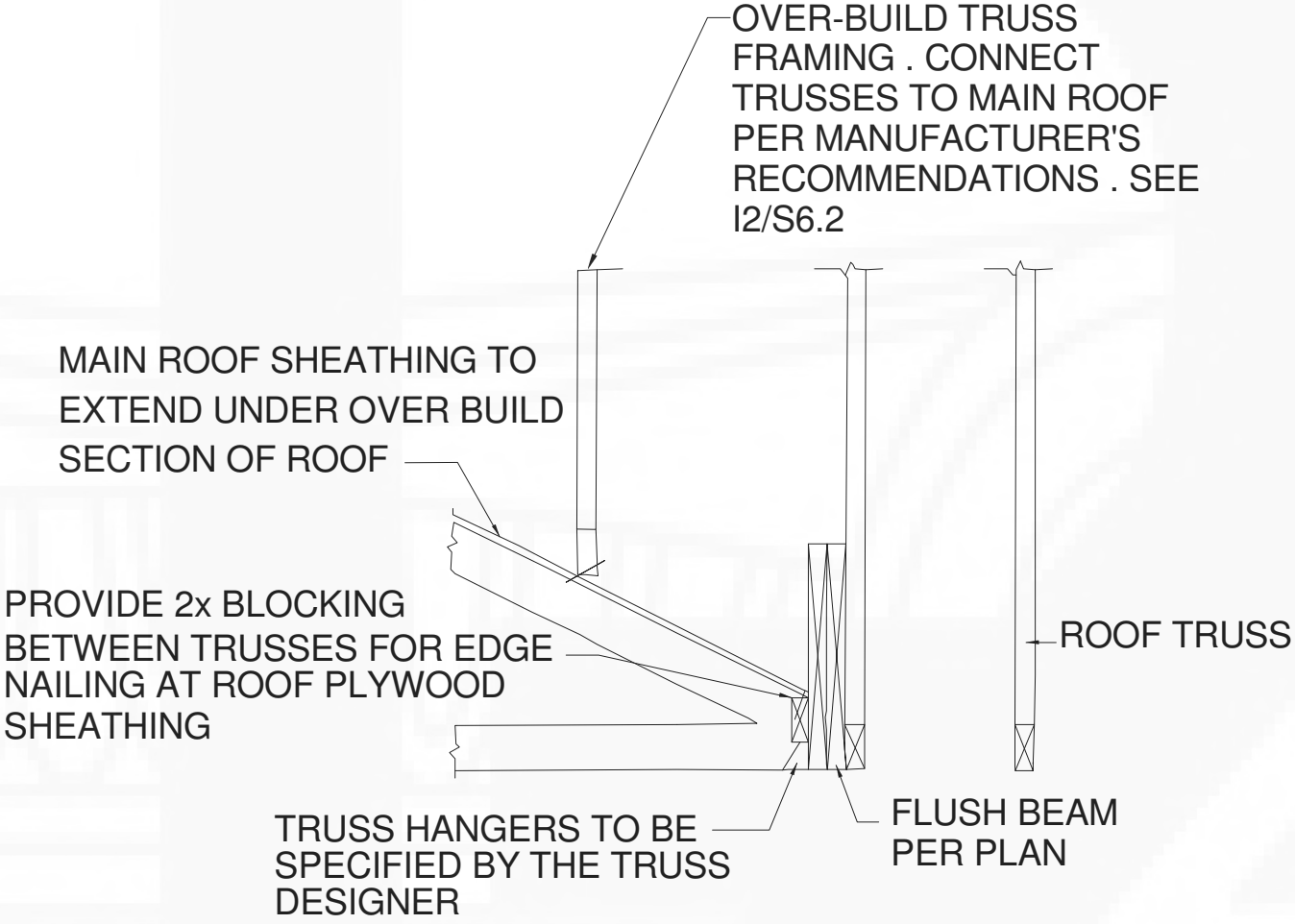
3 FLOOR TRUSS DIRECTION CHANGE
N.T.S.



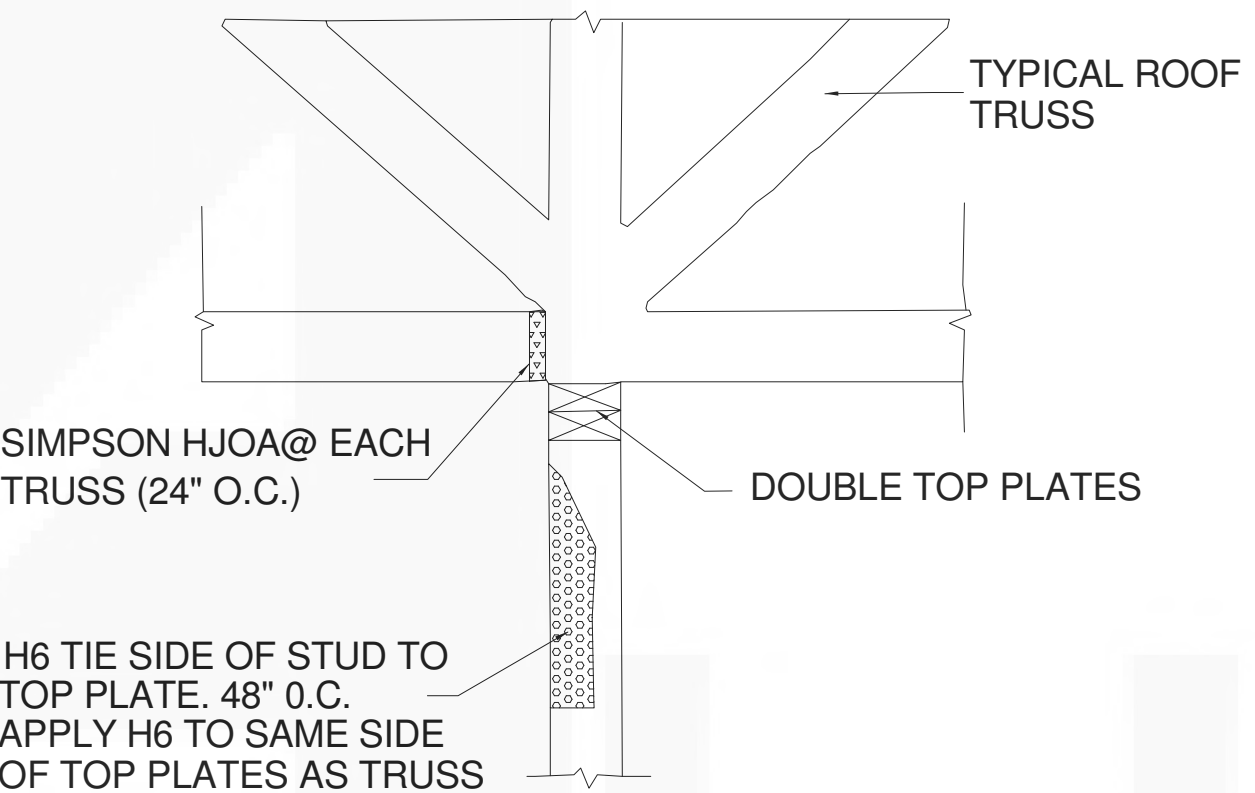
4 INTERIOR BEARING
N.T.S.



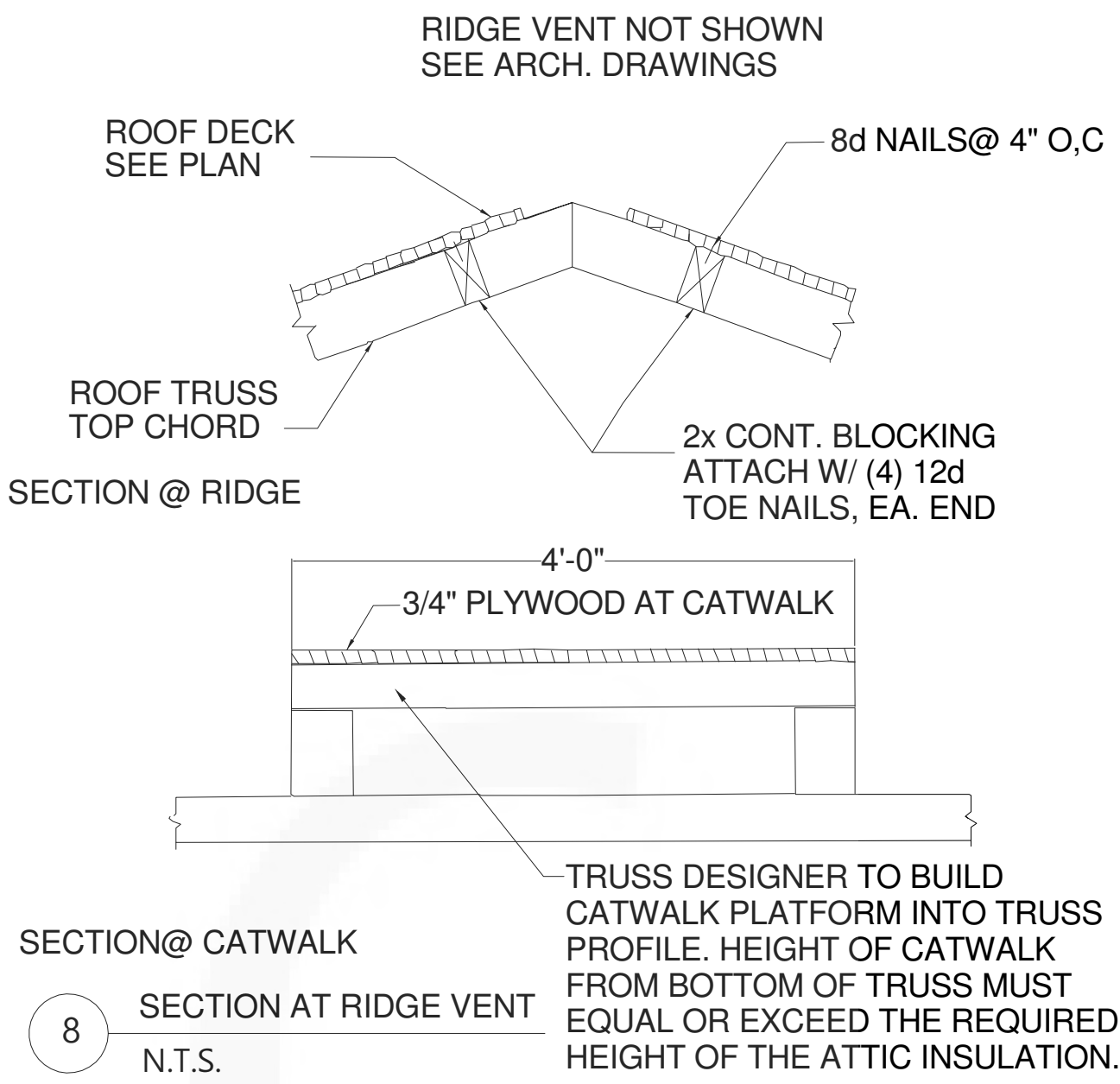
5 TRUSS DIRECTION CHANGE AT BEARING WALL
N.T.S.



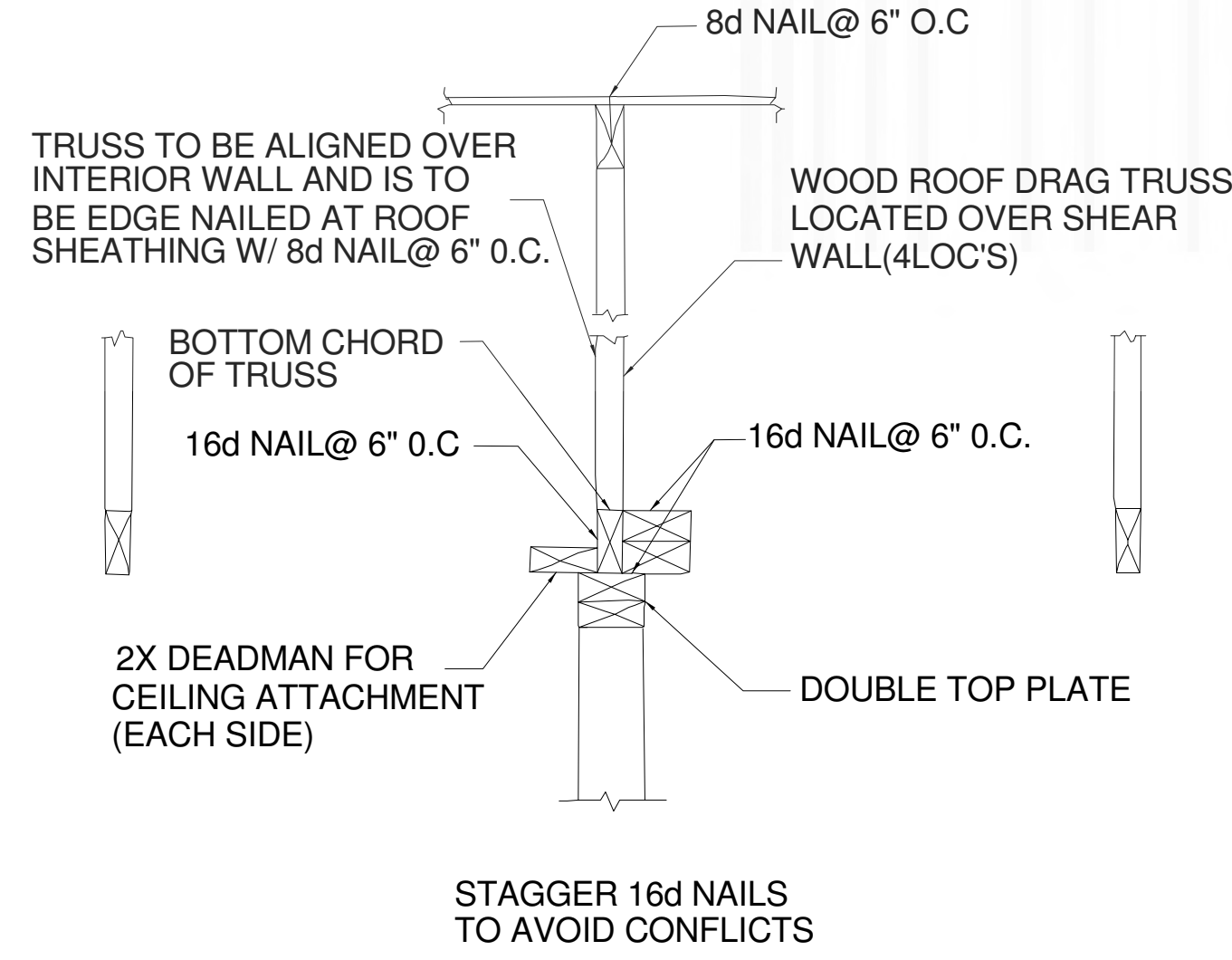
6 FLUSH BEAM AT ROOF TRUSSES
N.T.S.



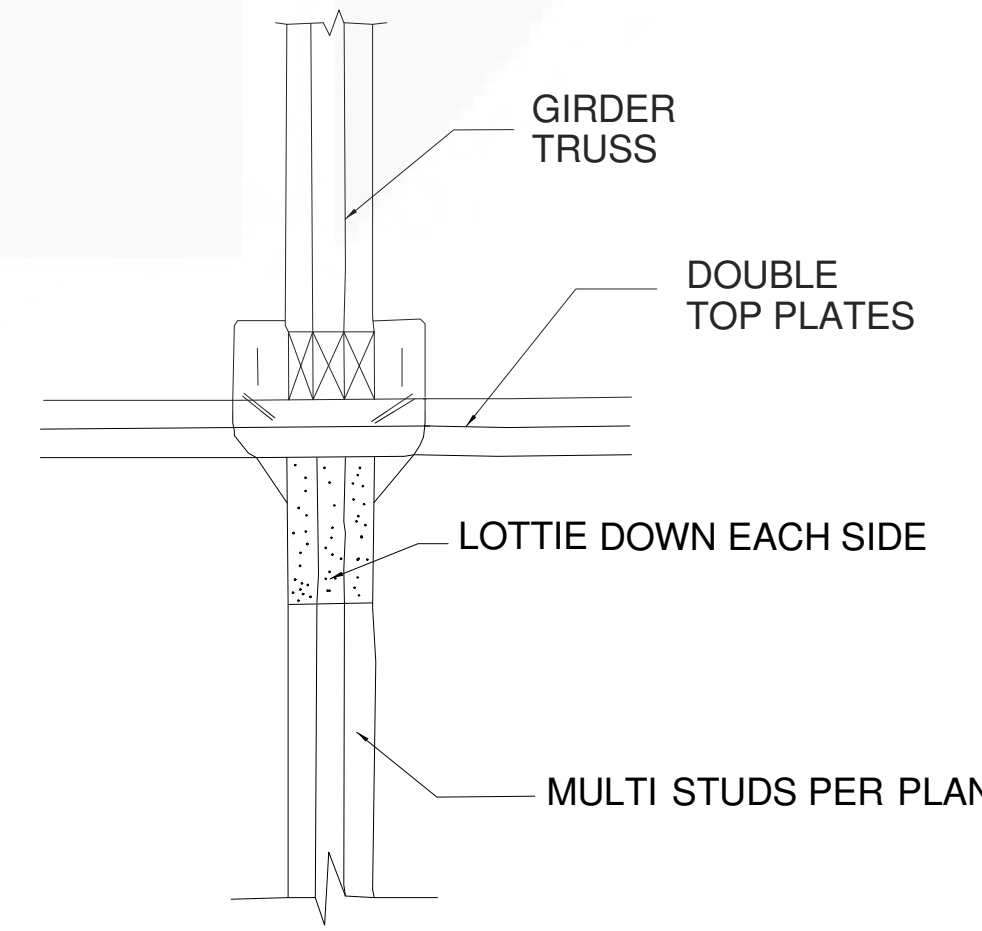
7 ROOF TRUSS BEARING AT WALL
N.T.S.



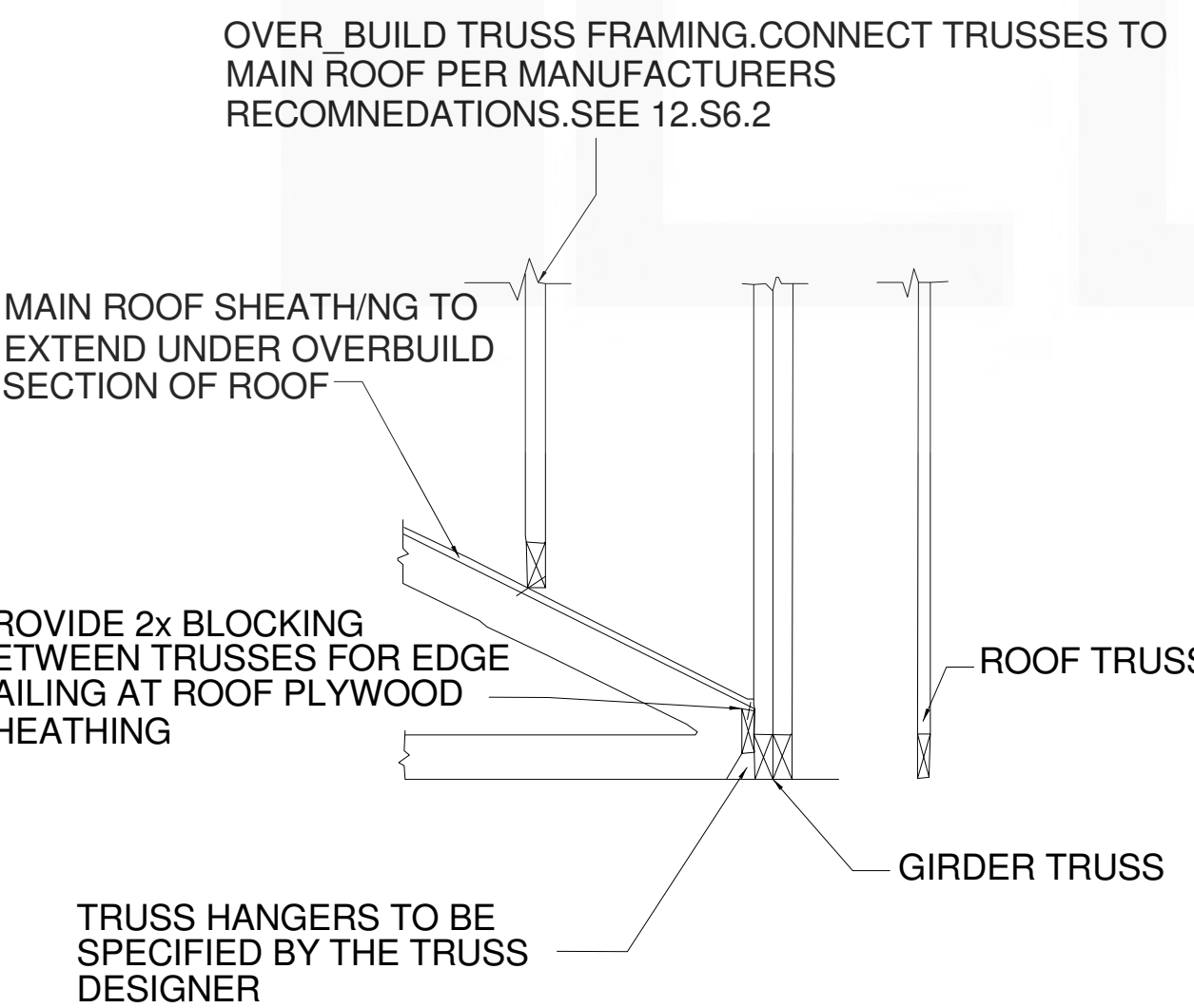
8 SECTION AT RIDGE VENT
N.T.S.



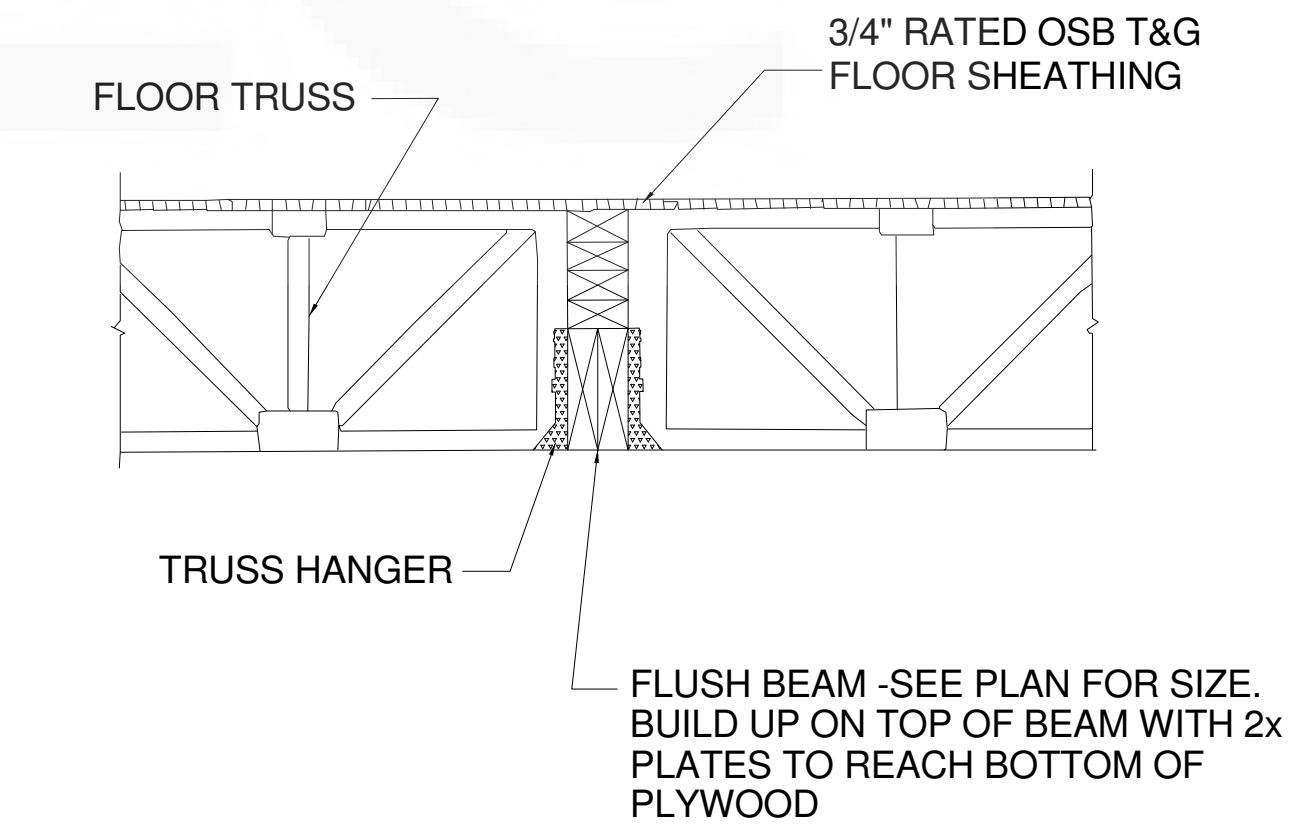
9 SHEAR TRANSFER AT PARALLEL WALL
N.T.S.



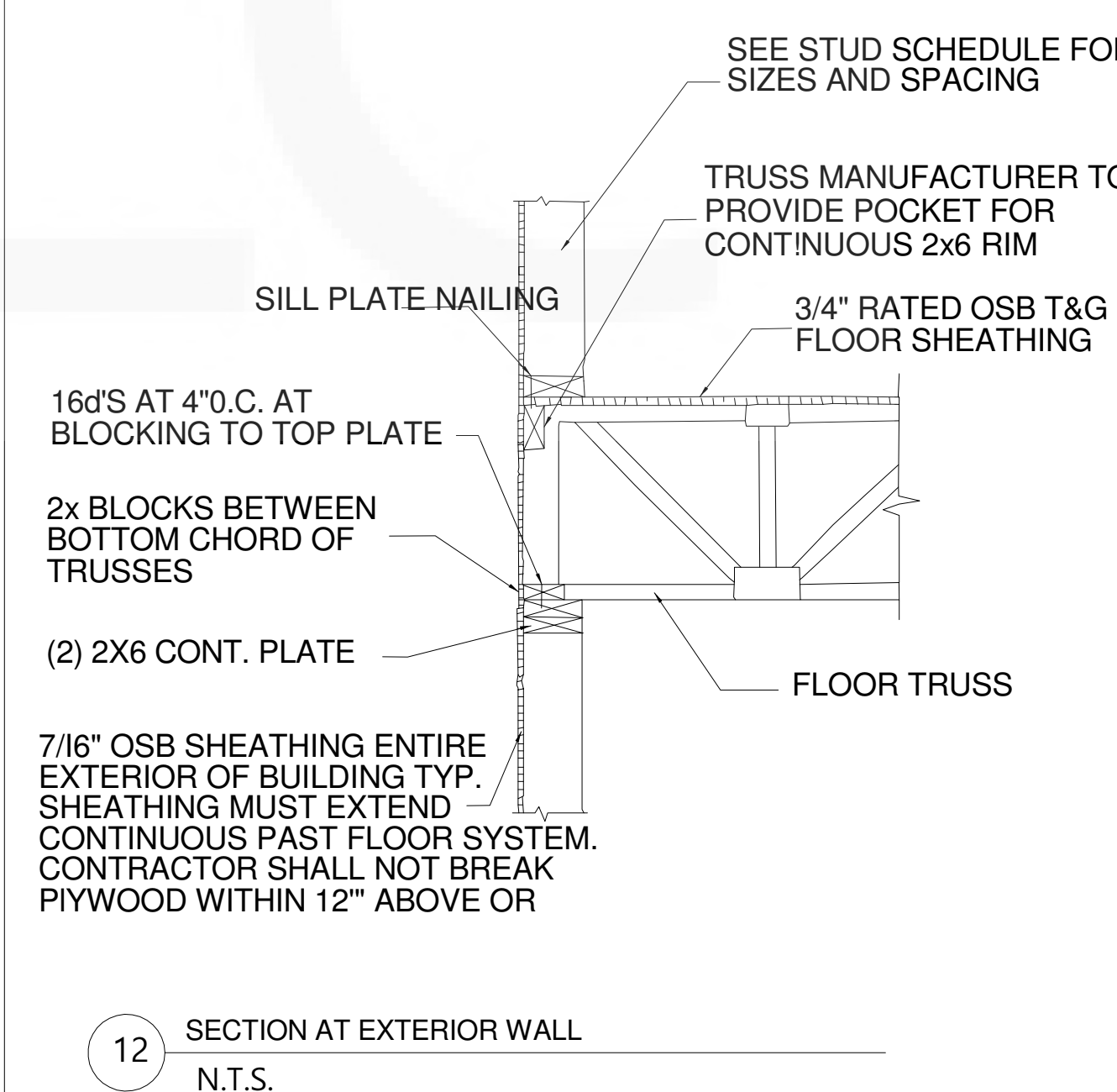
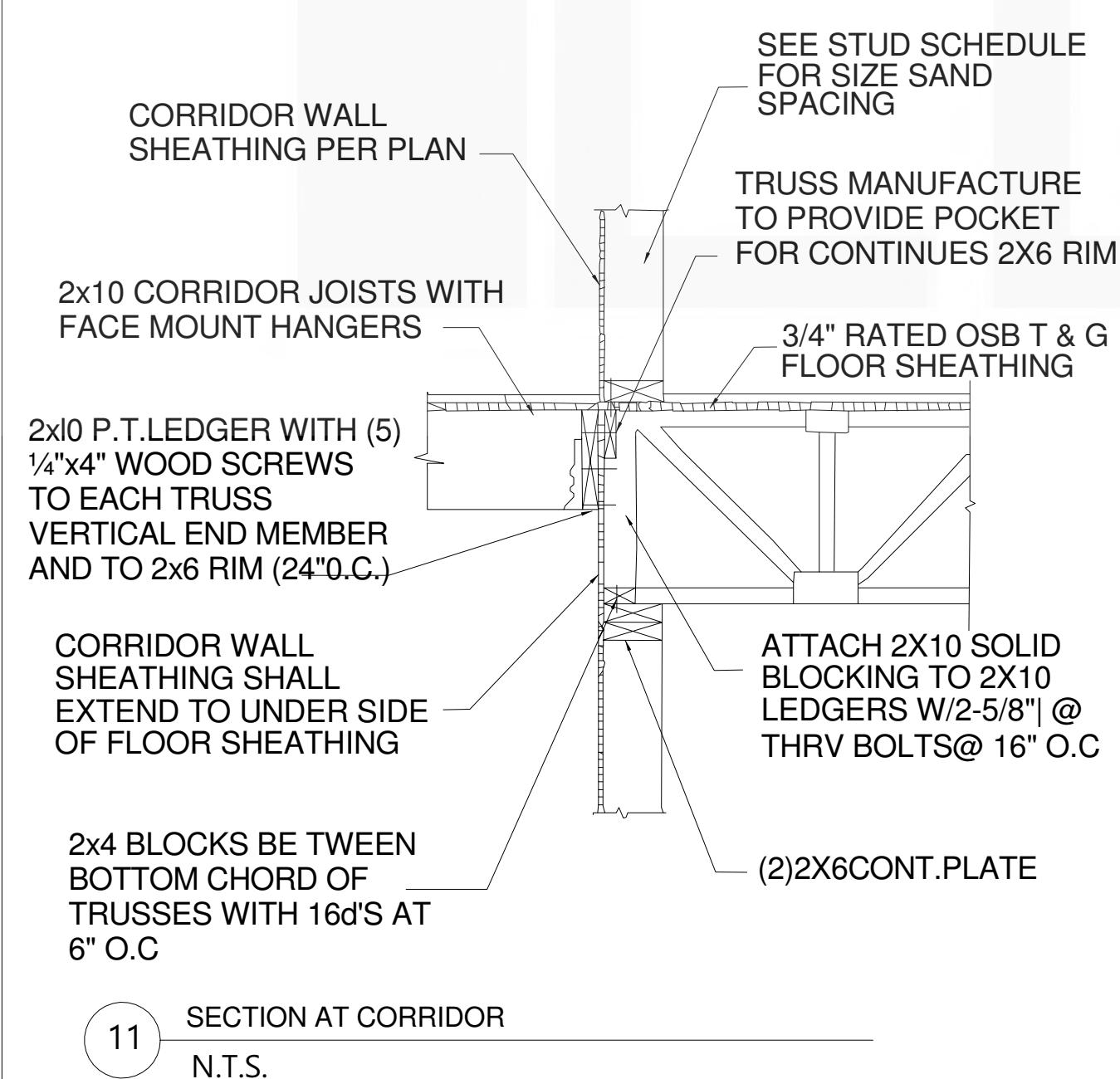
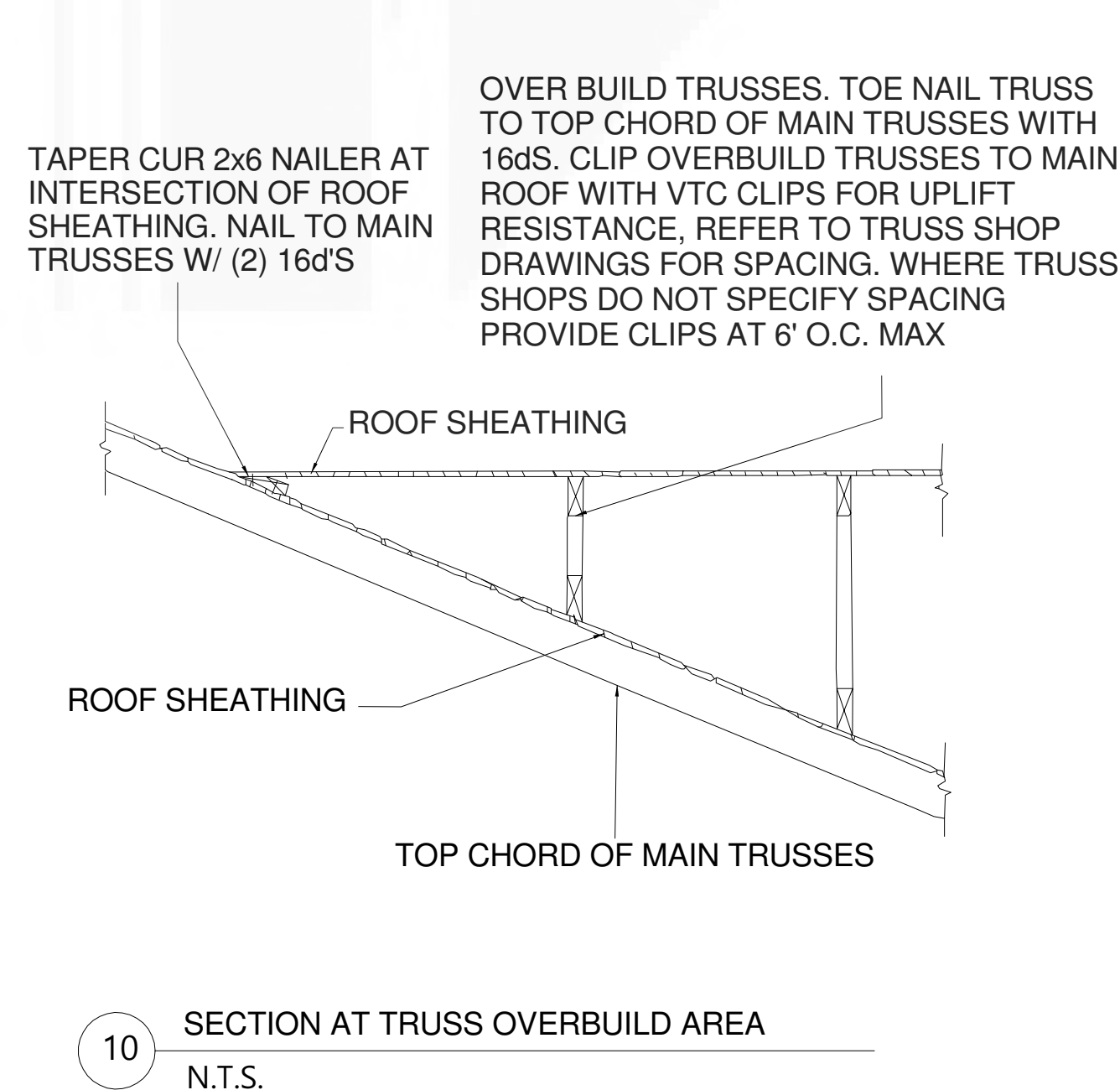
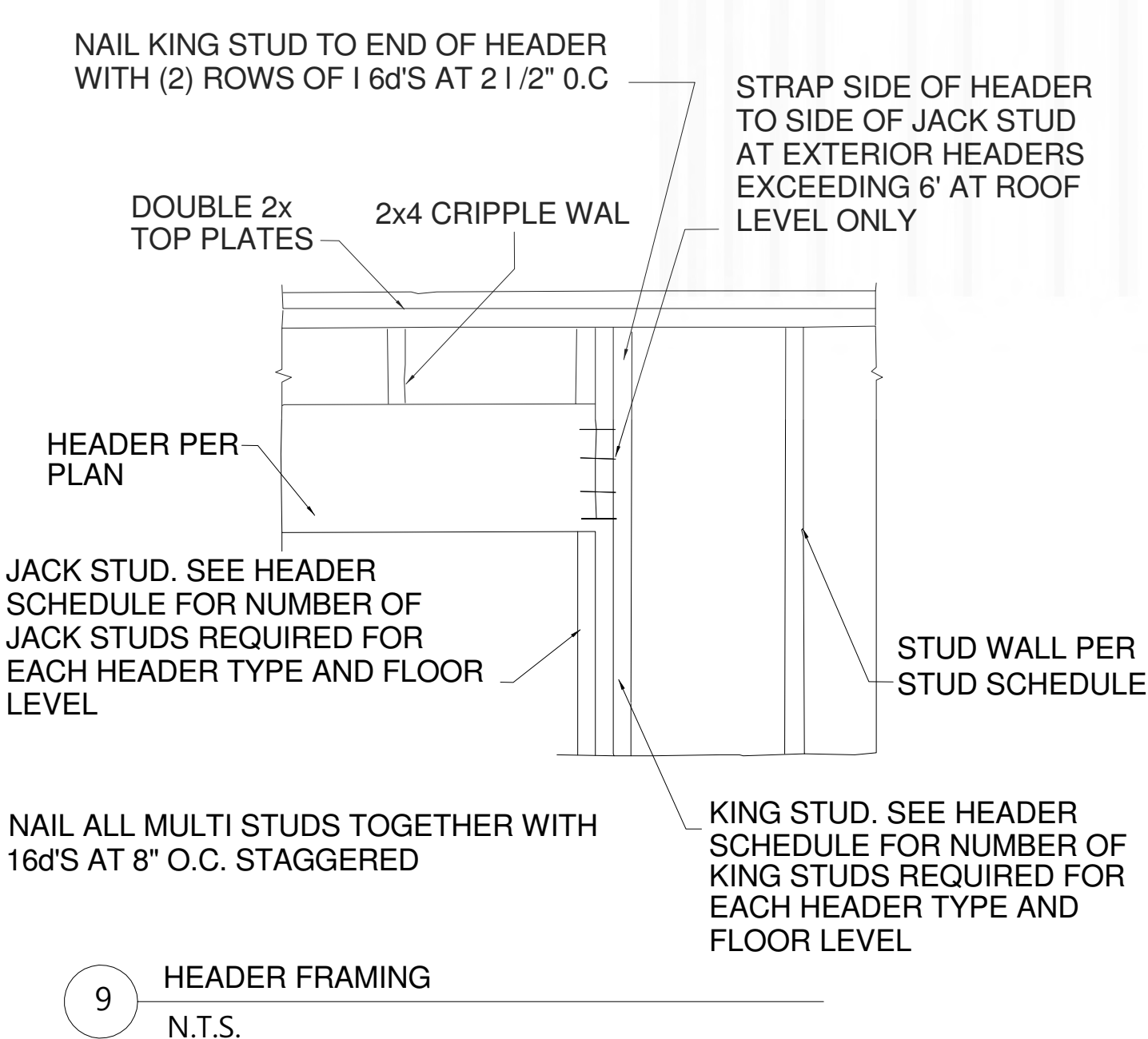
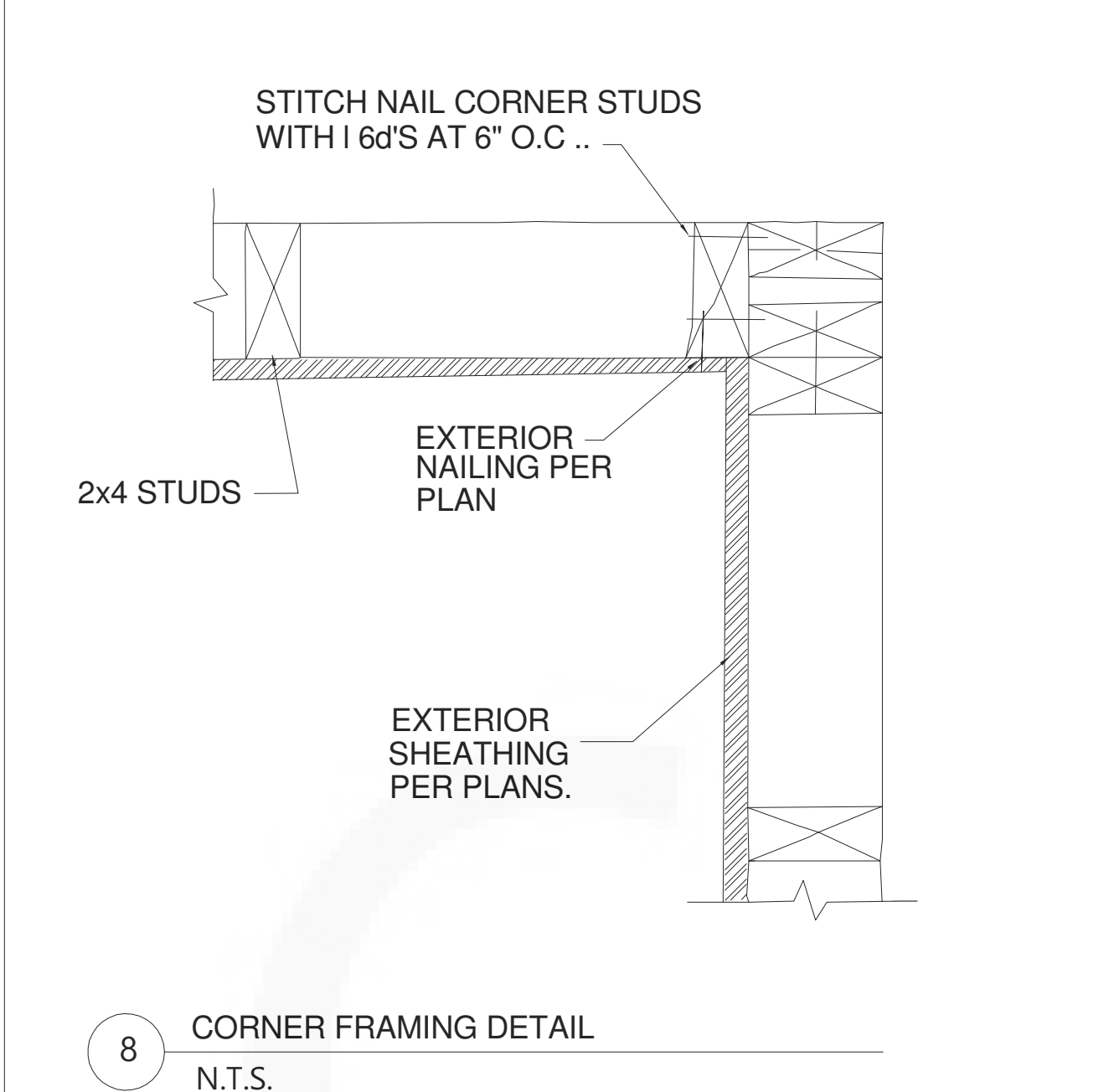
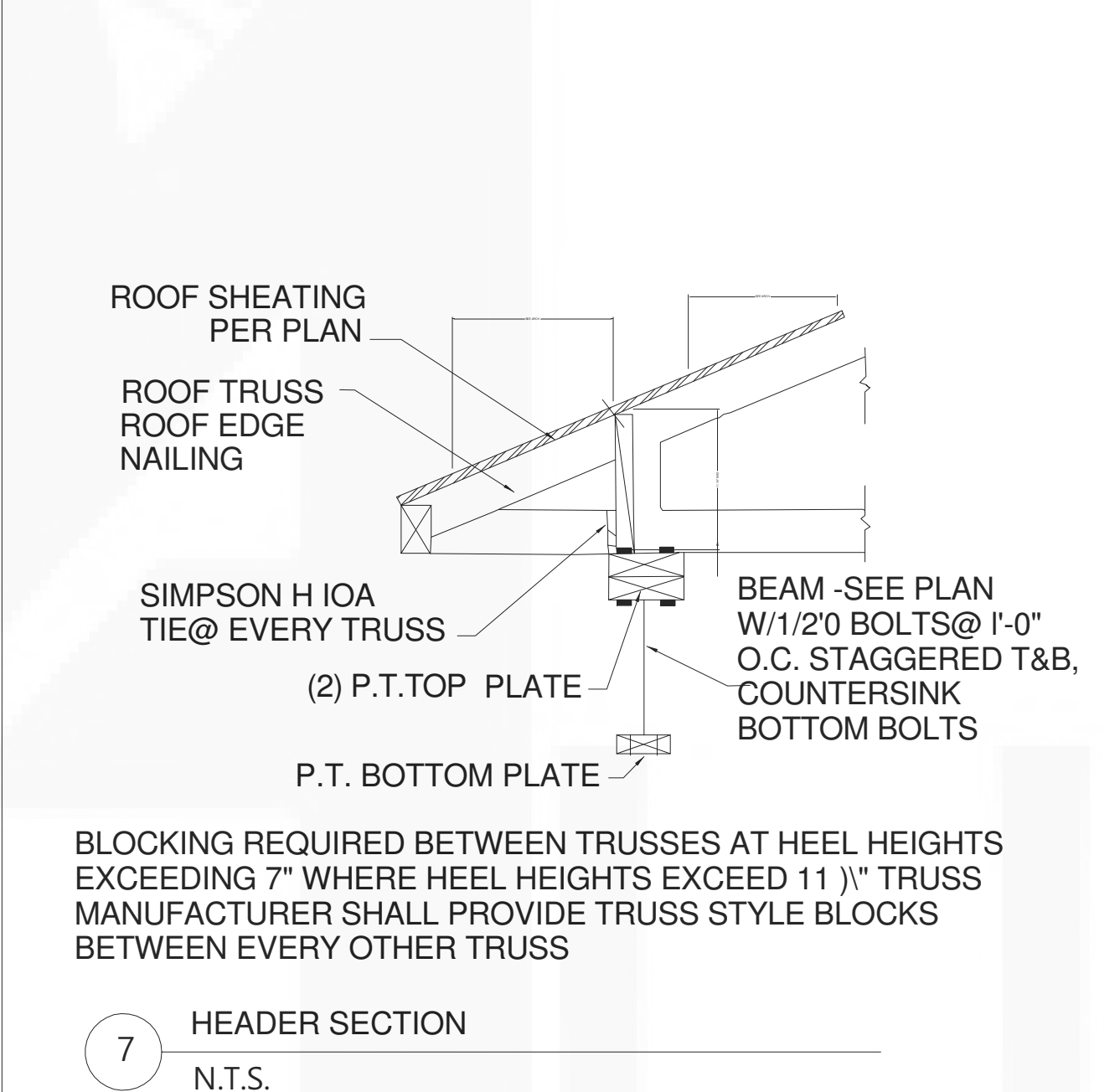
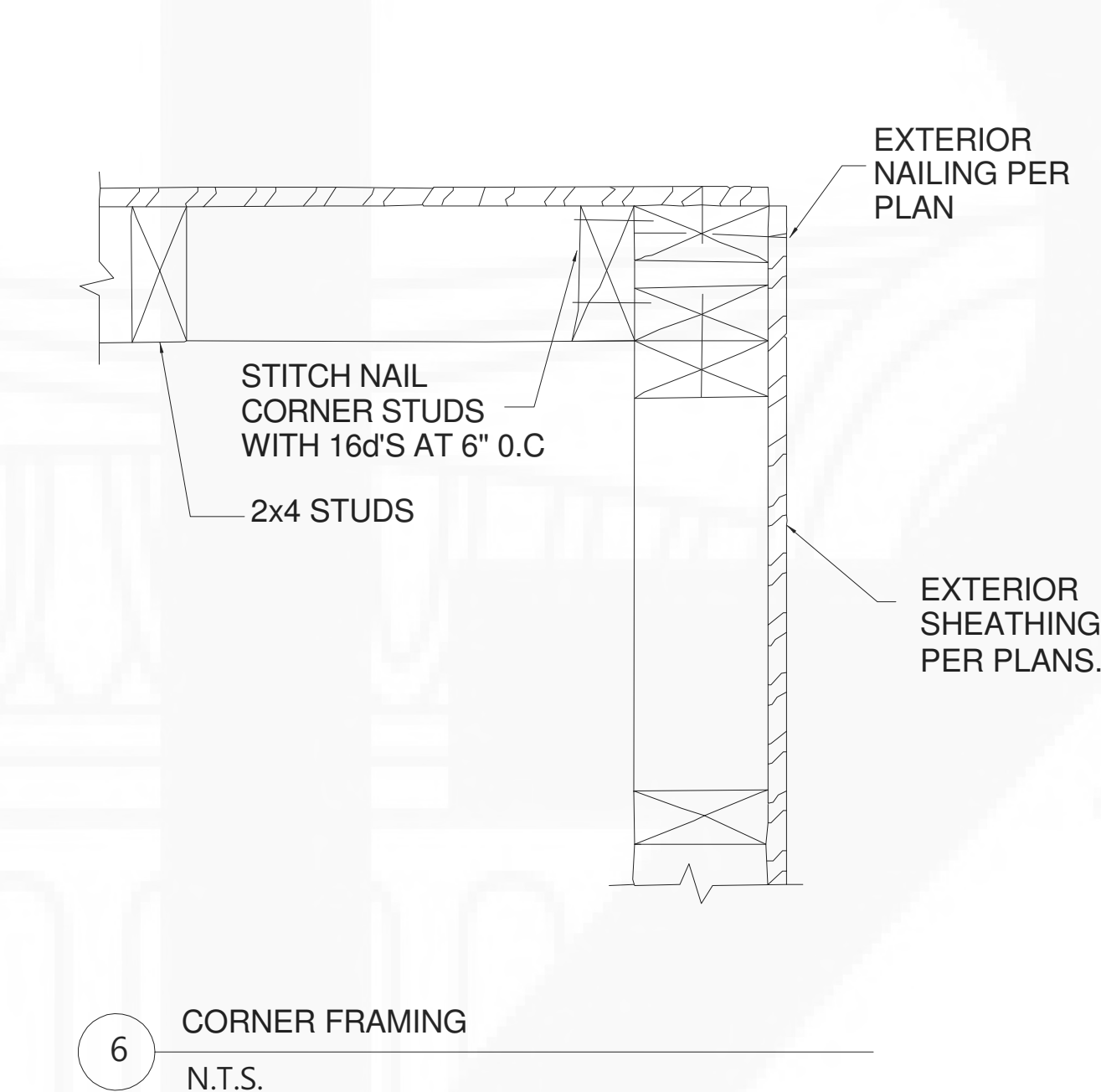
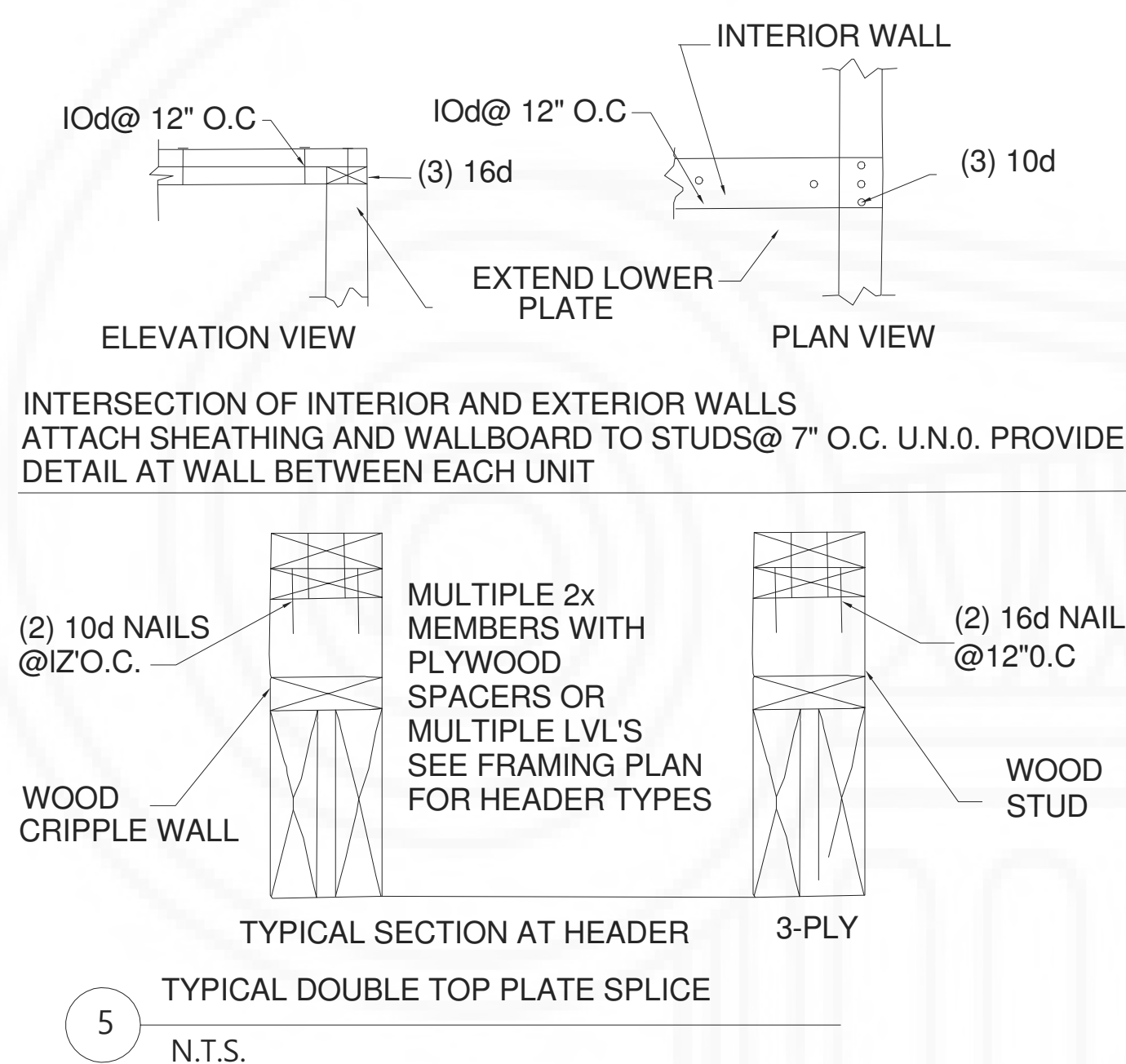
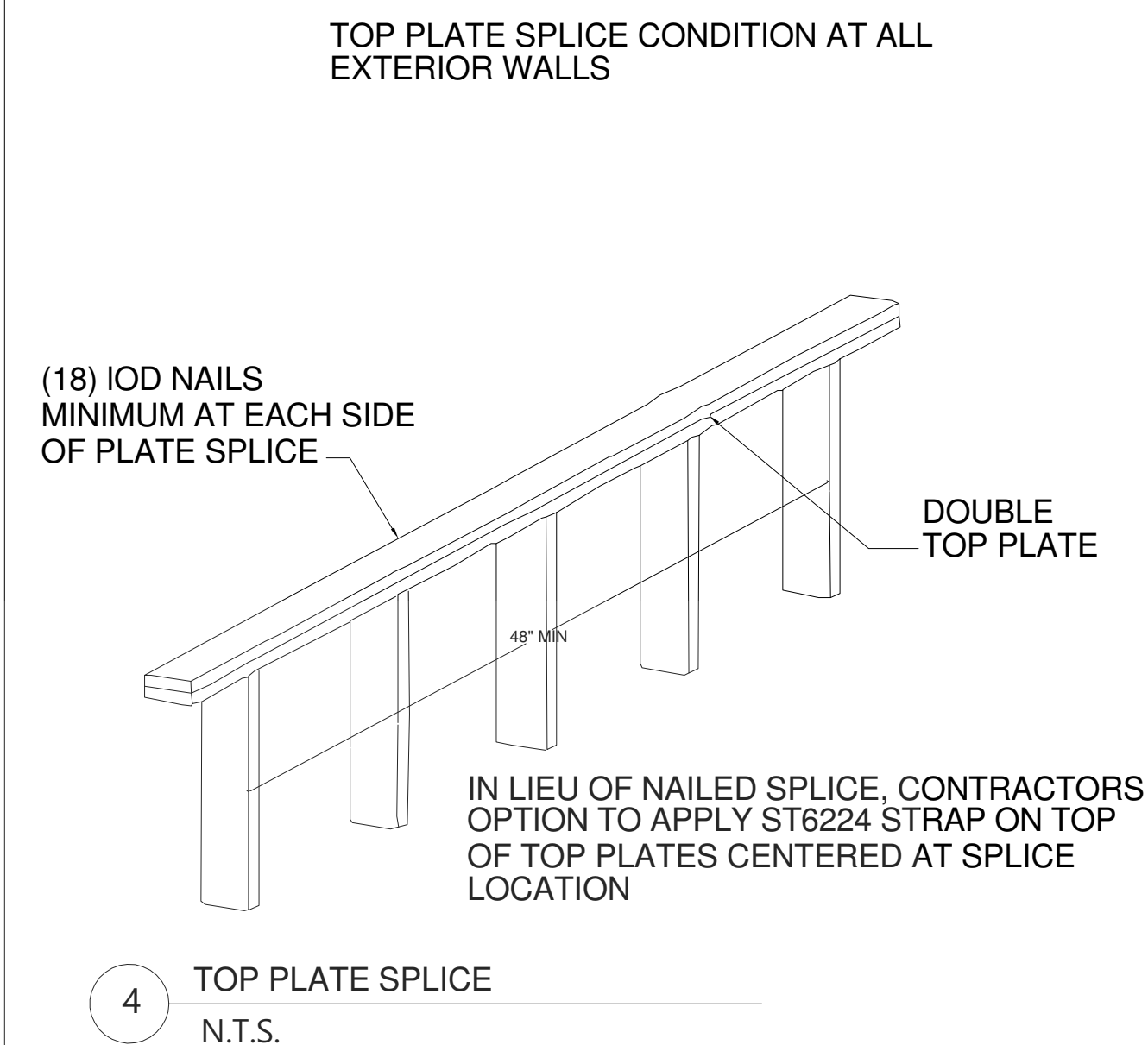
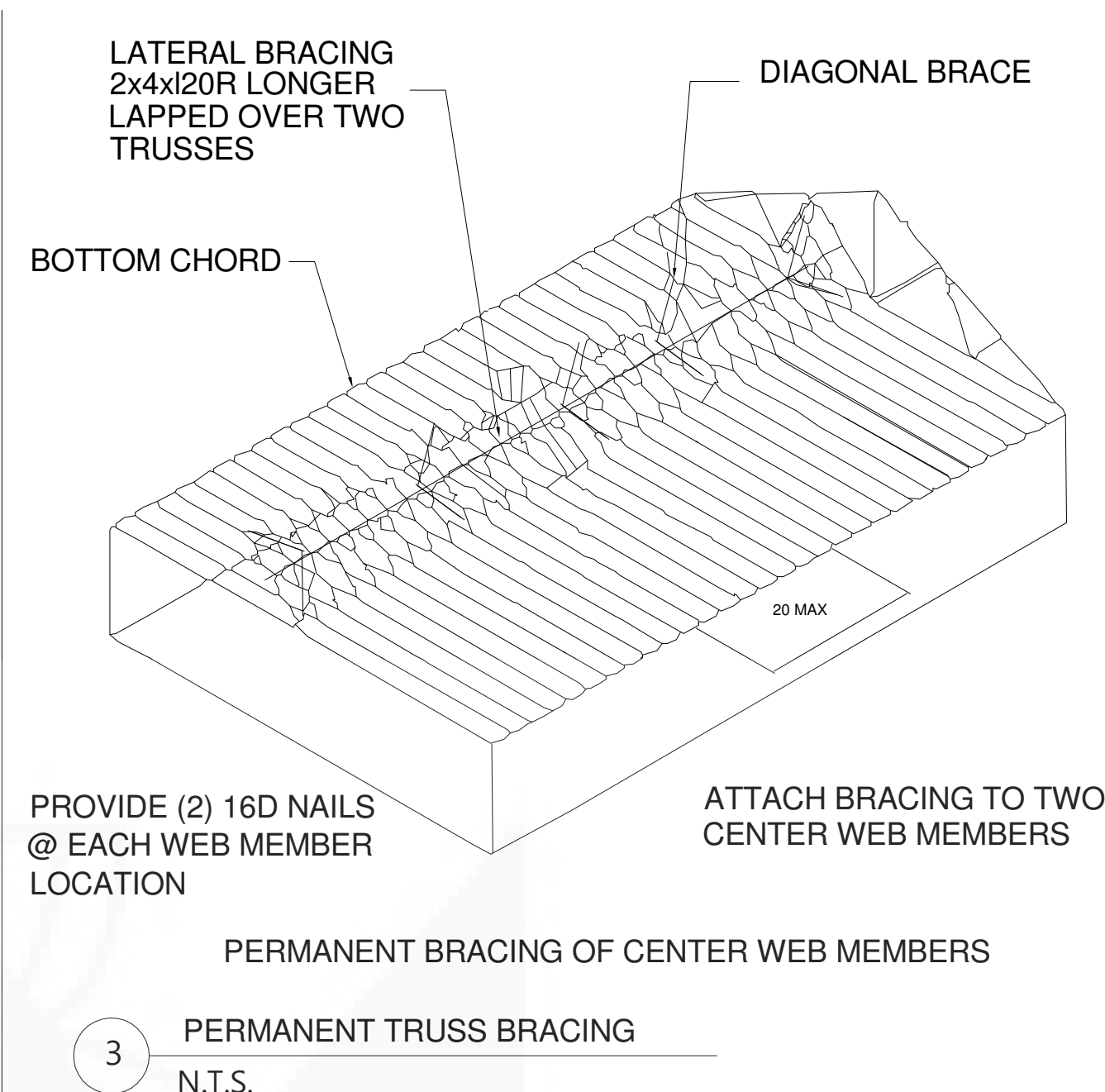
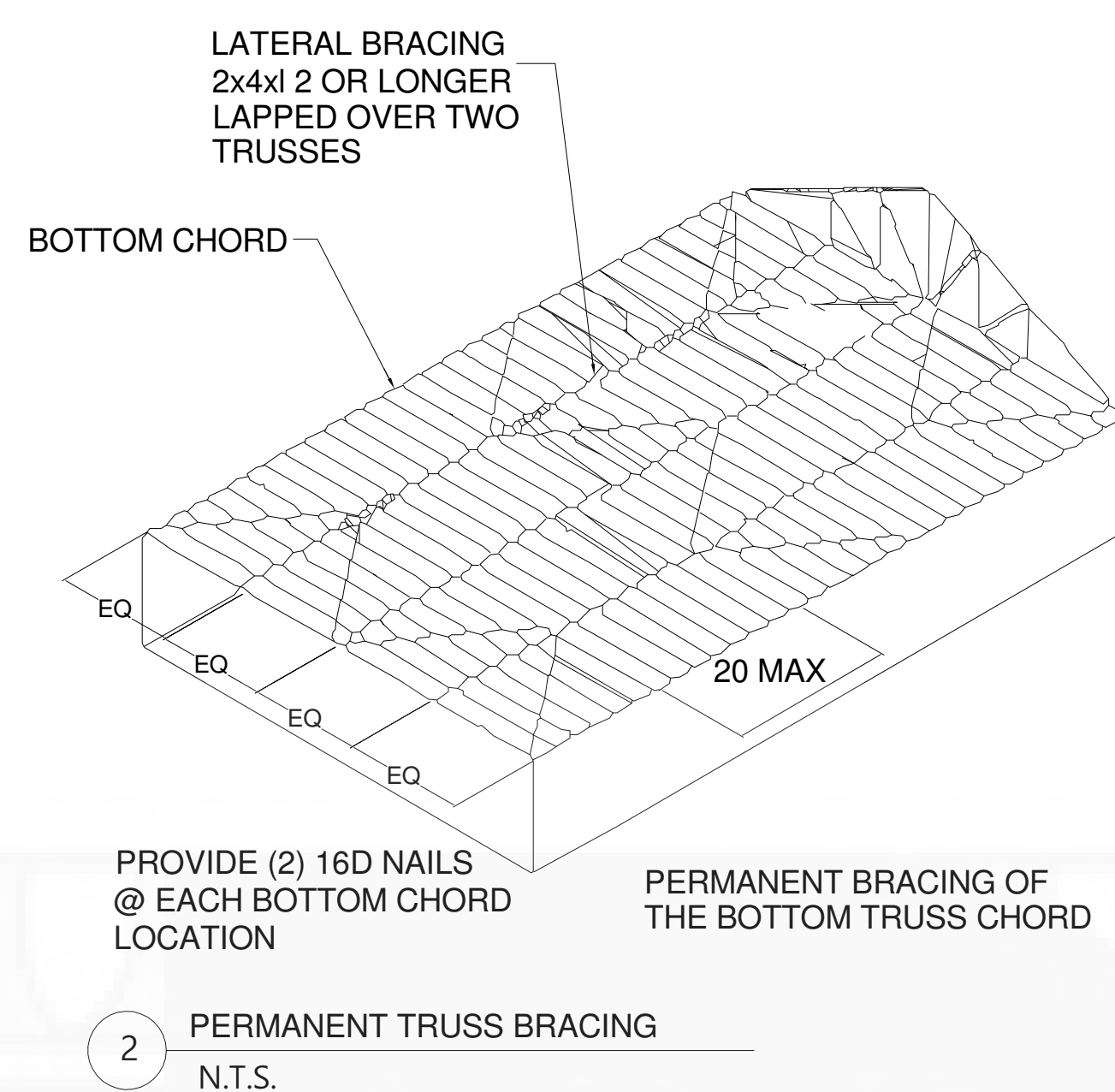
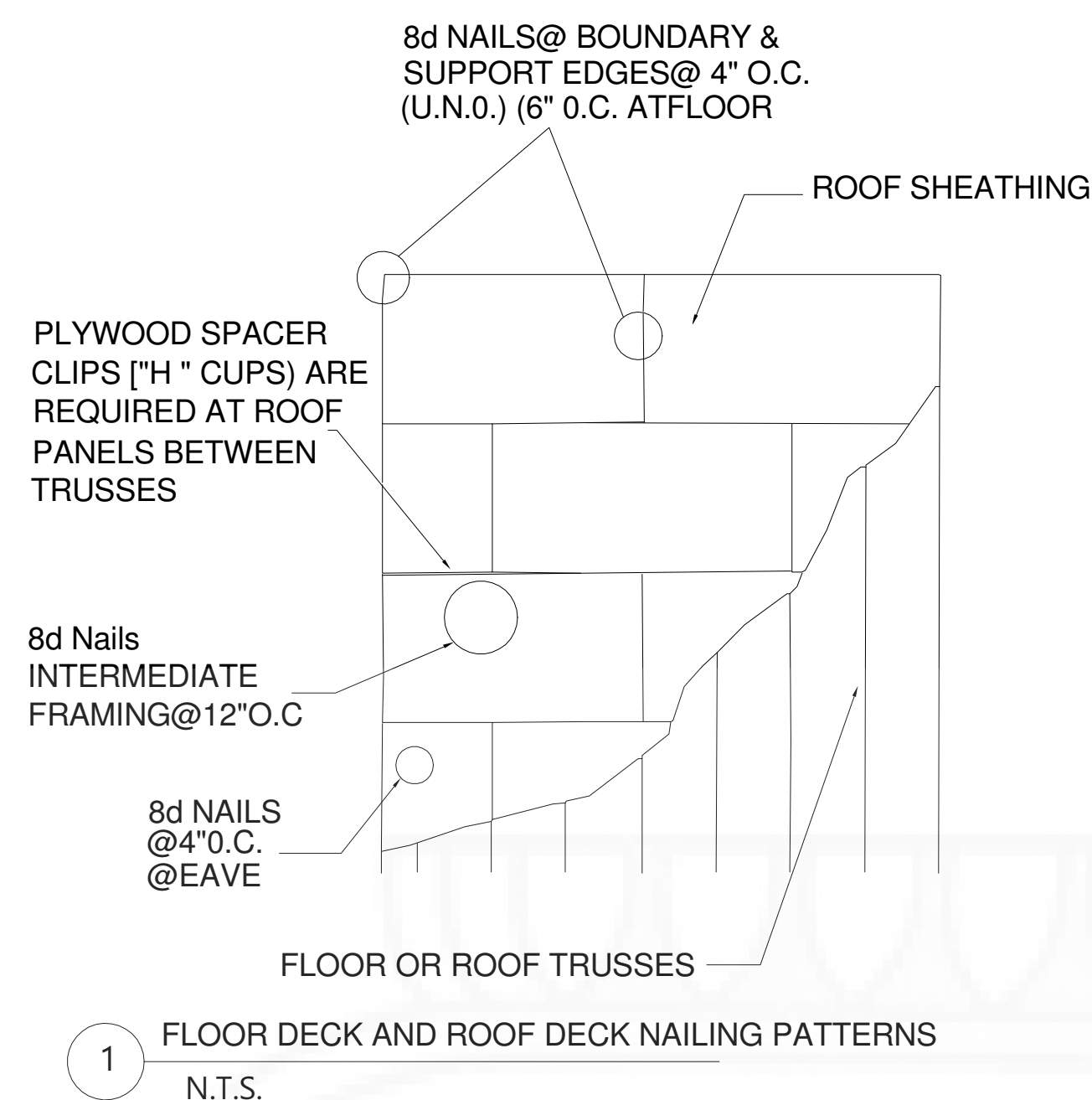
10 GIRDER TRUSS TIE DOWN
N.T.S.

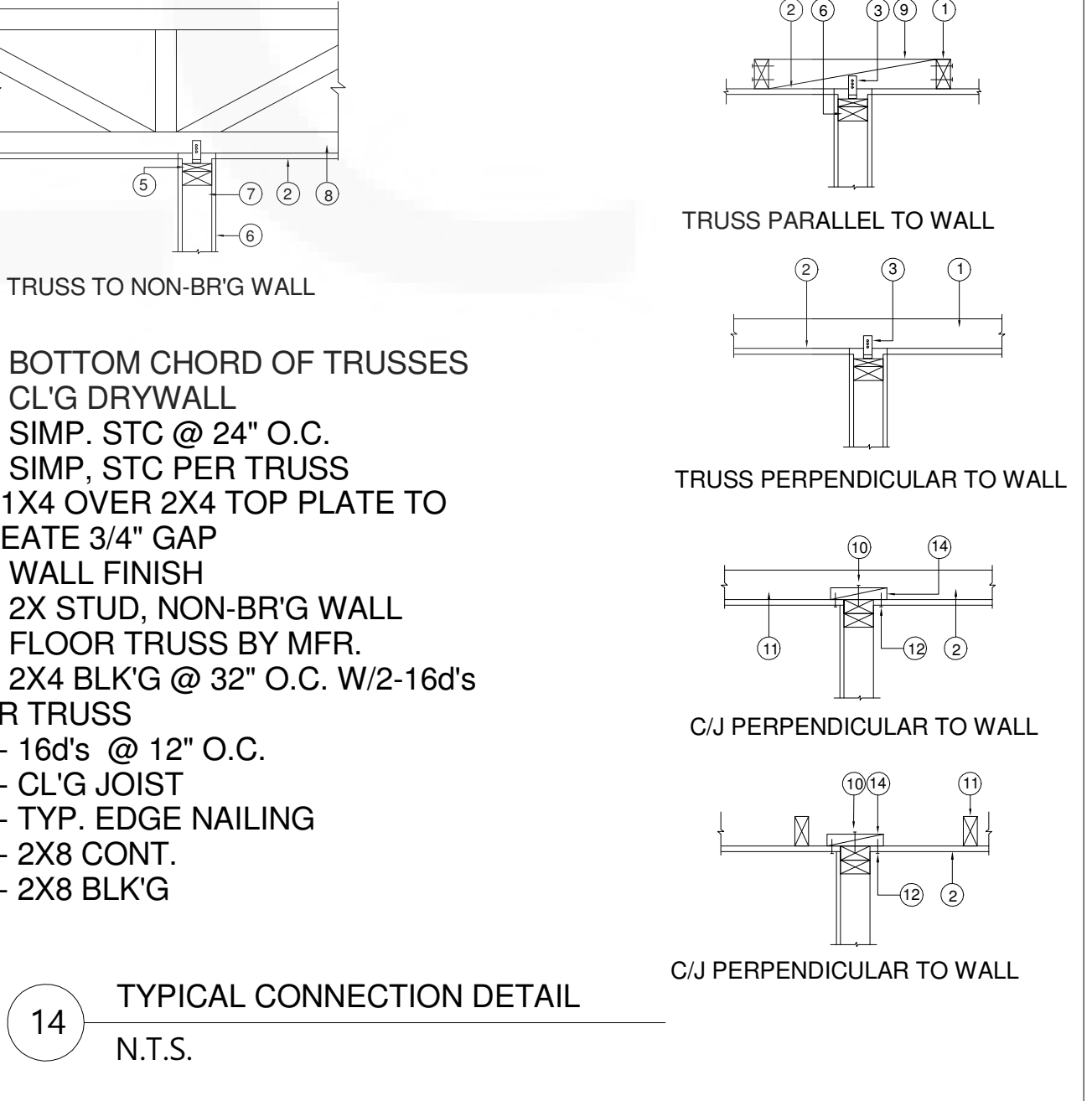
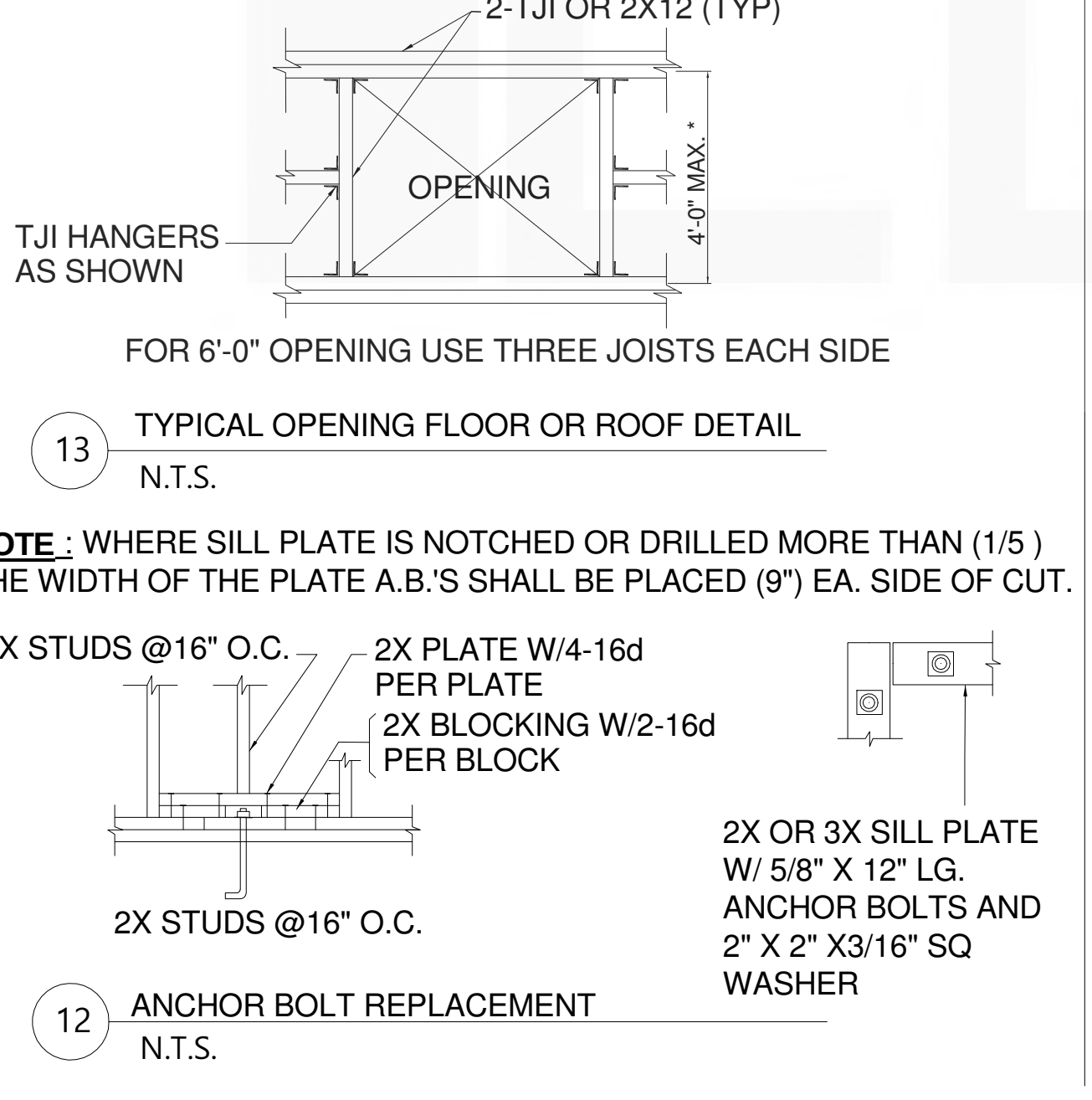
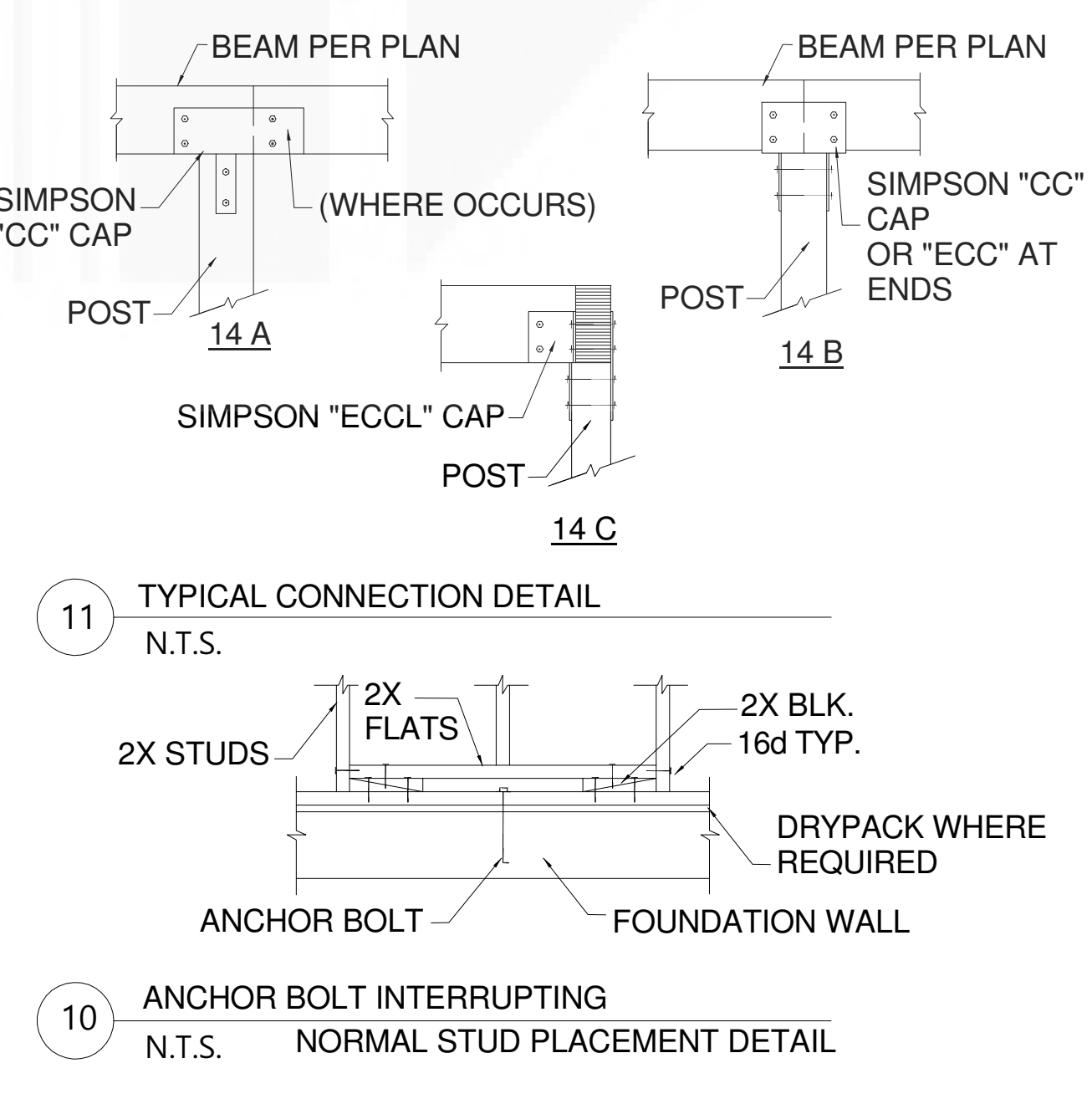
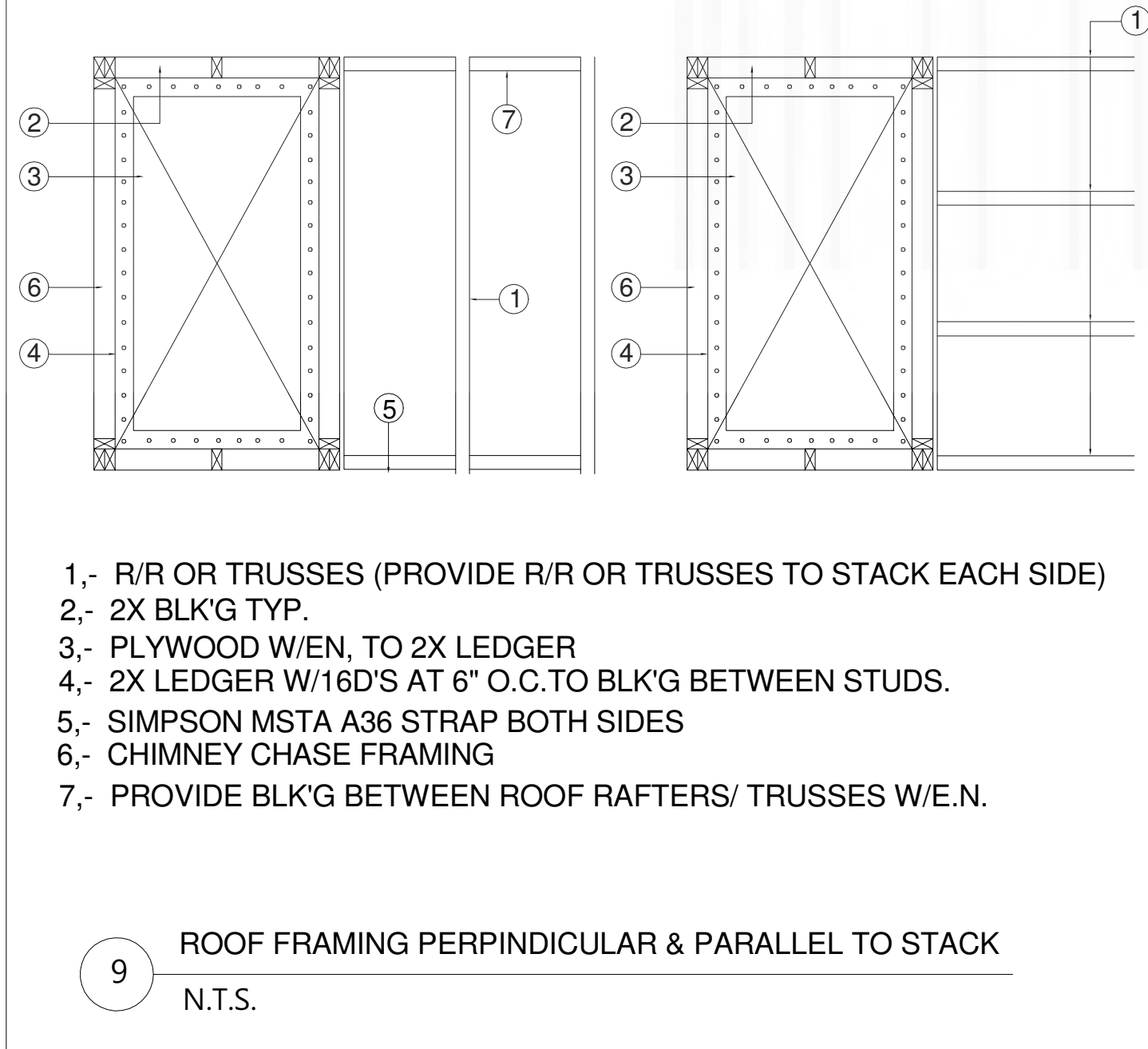
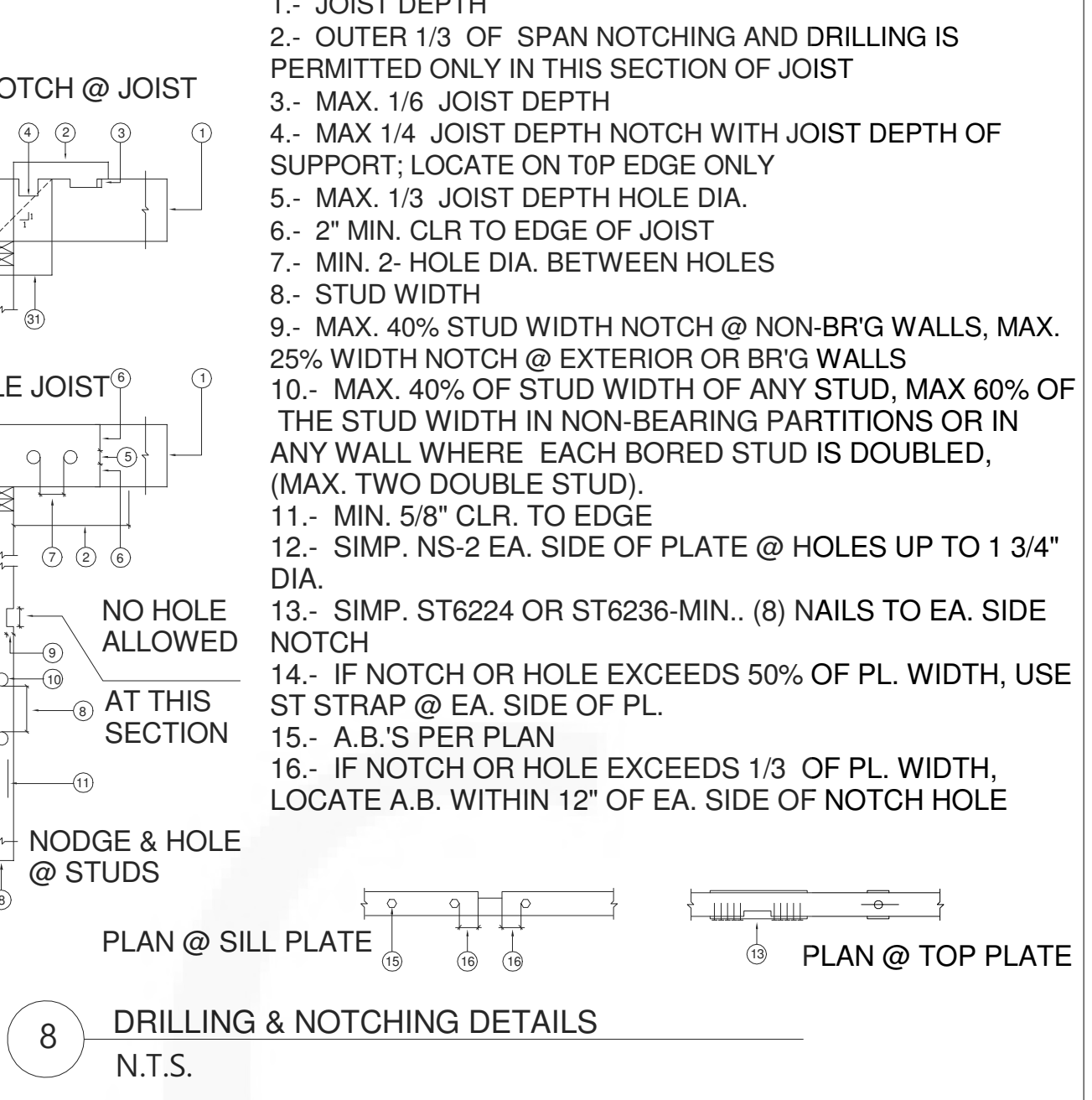
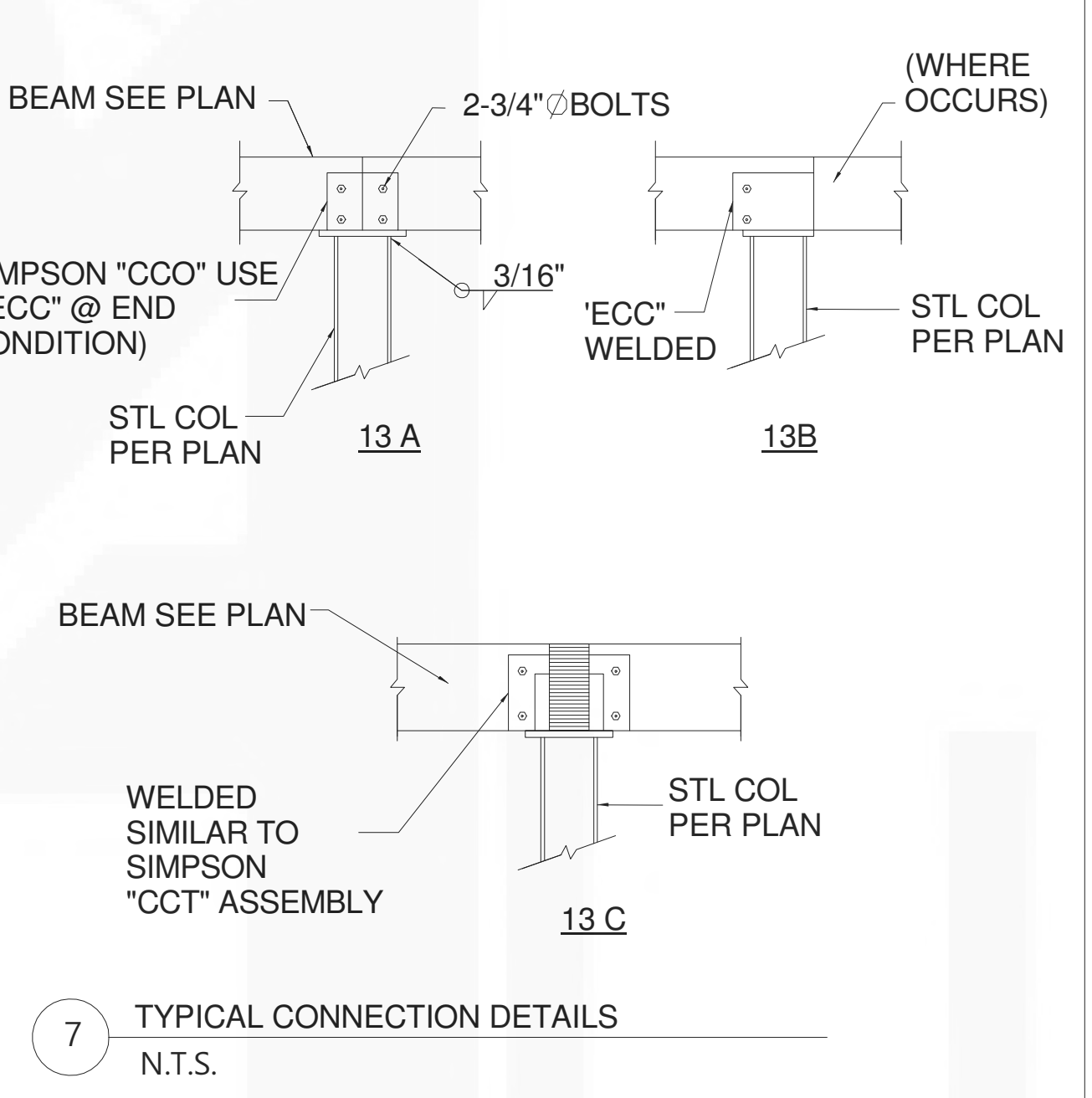
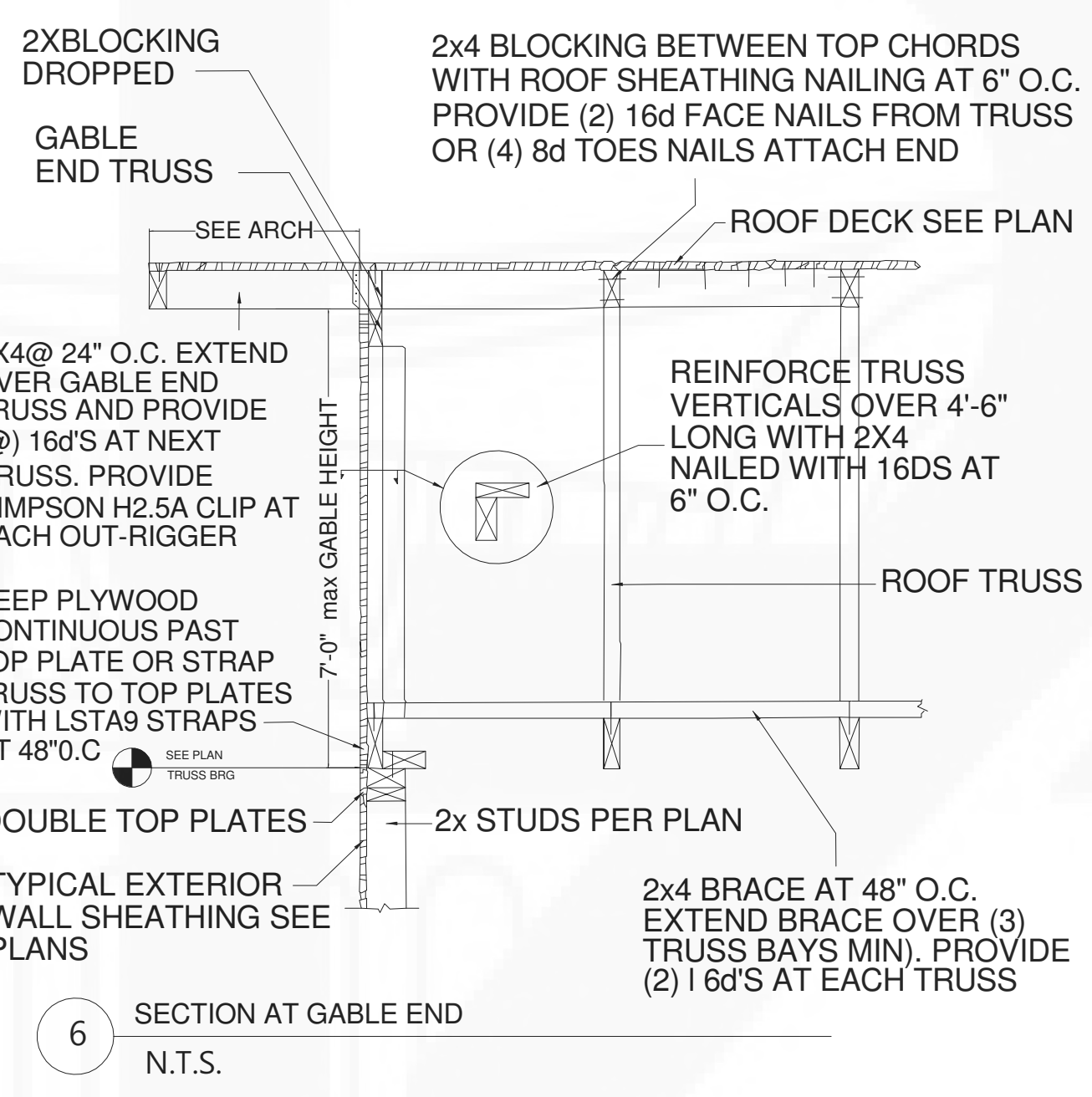
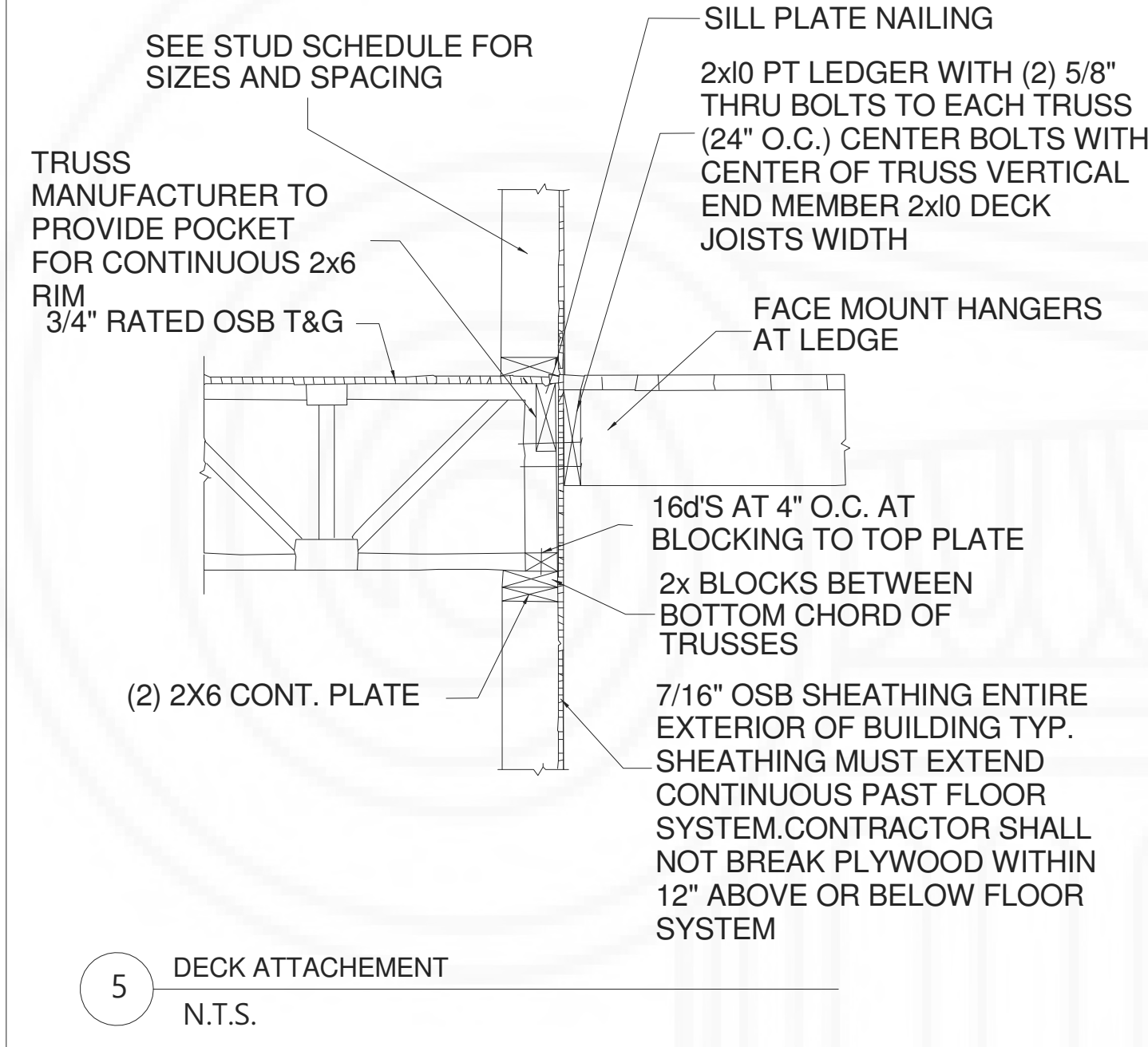
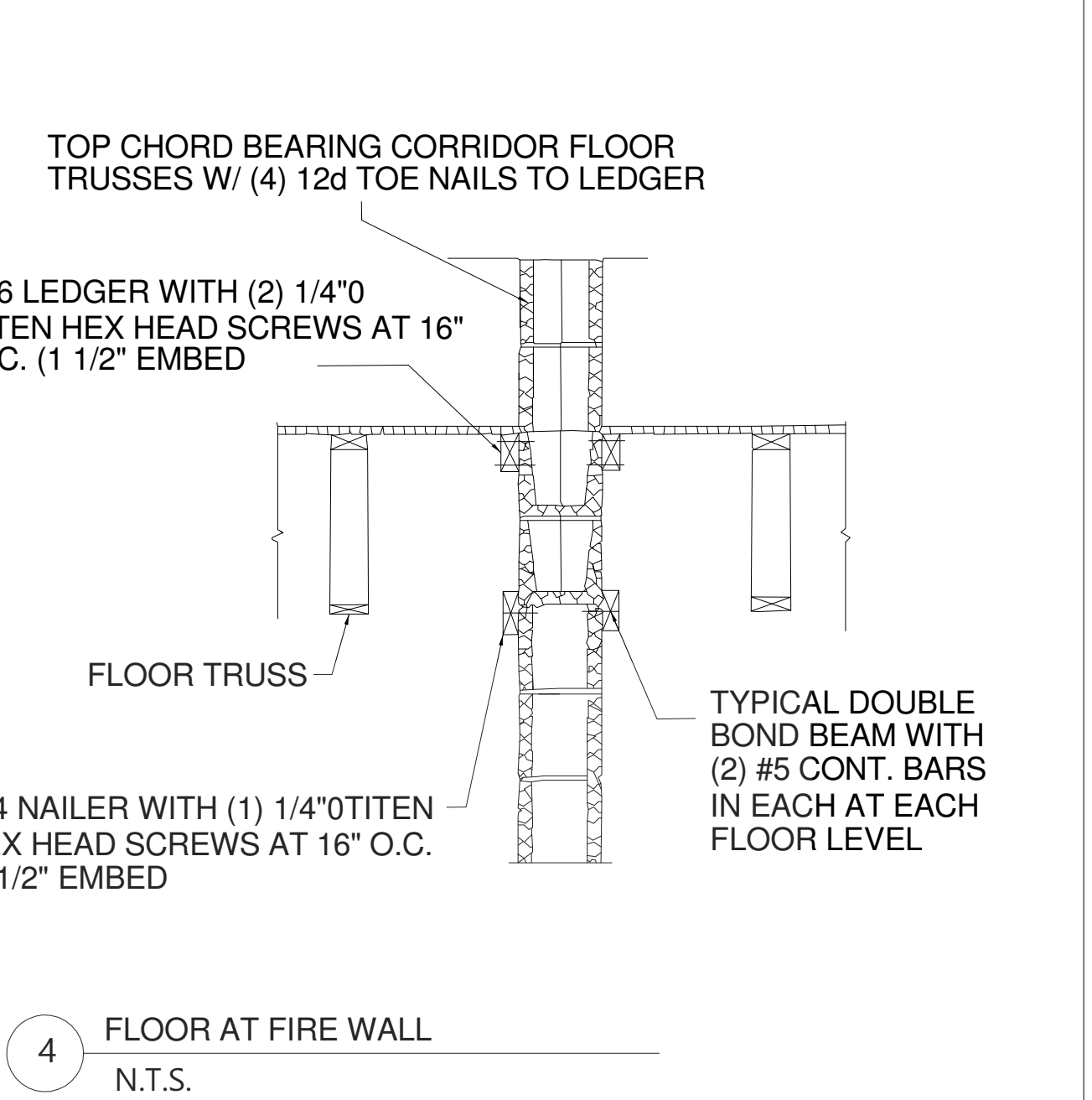
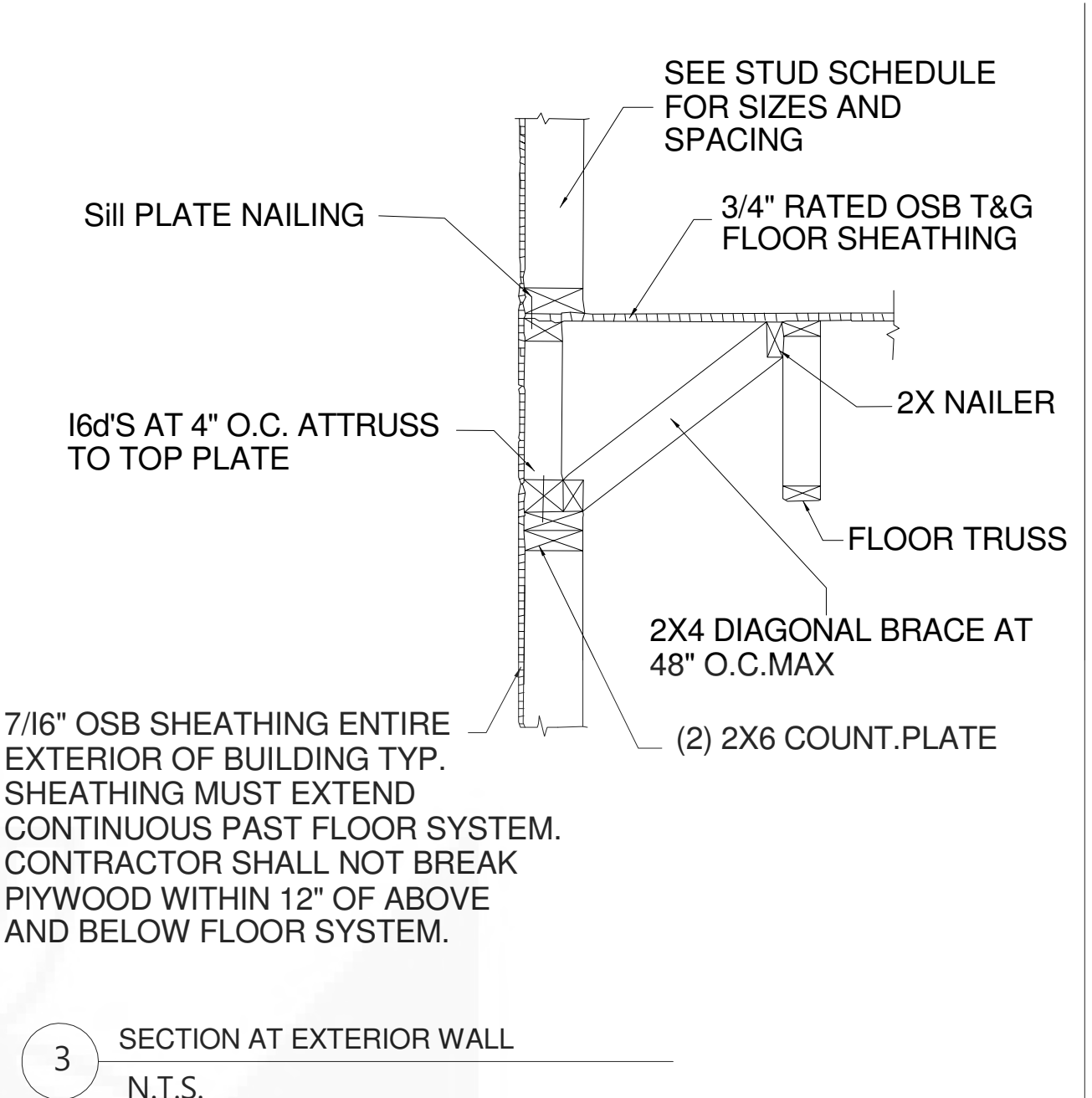
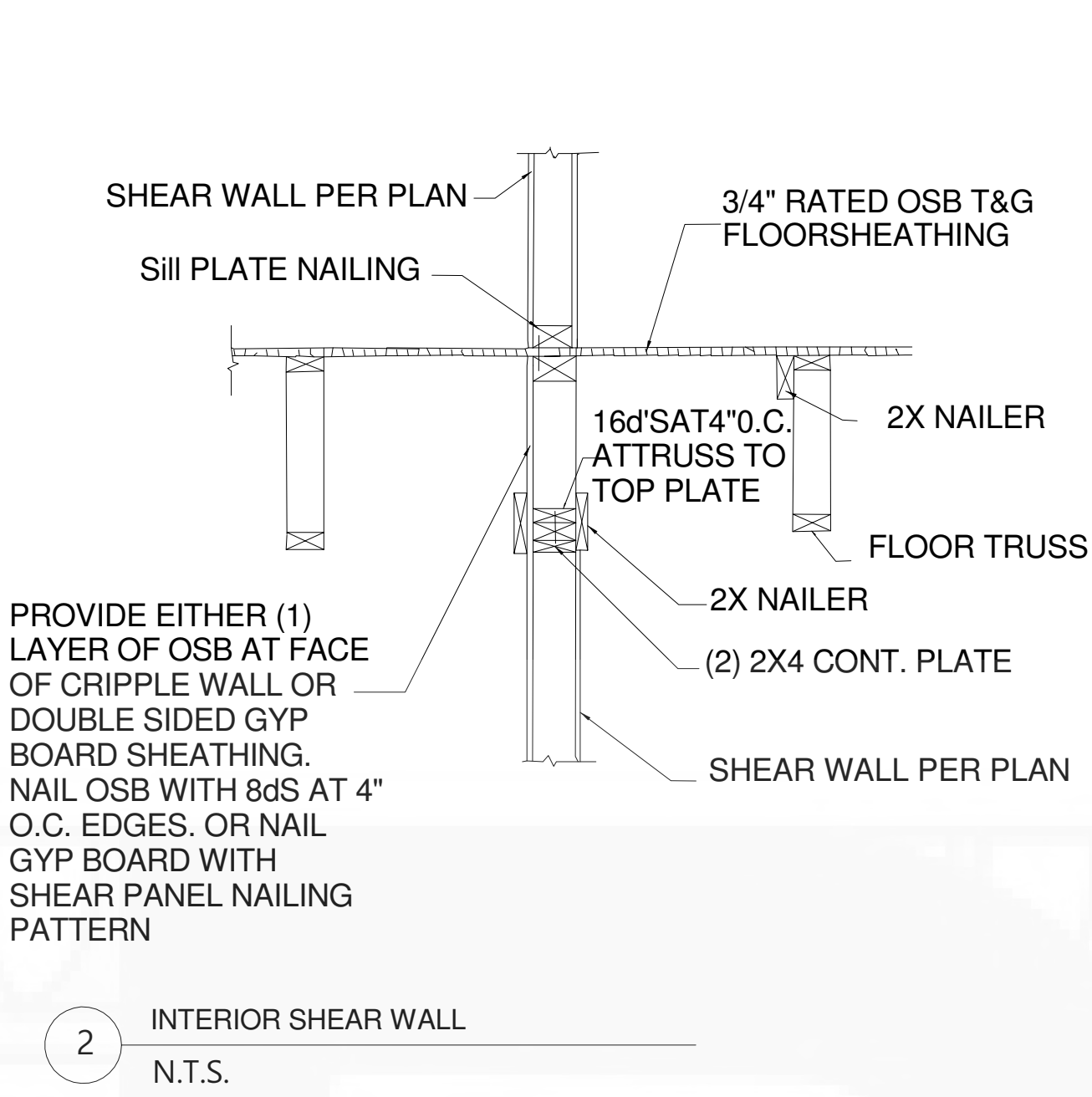
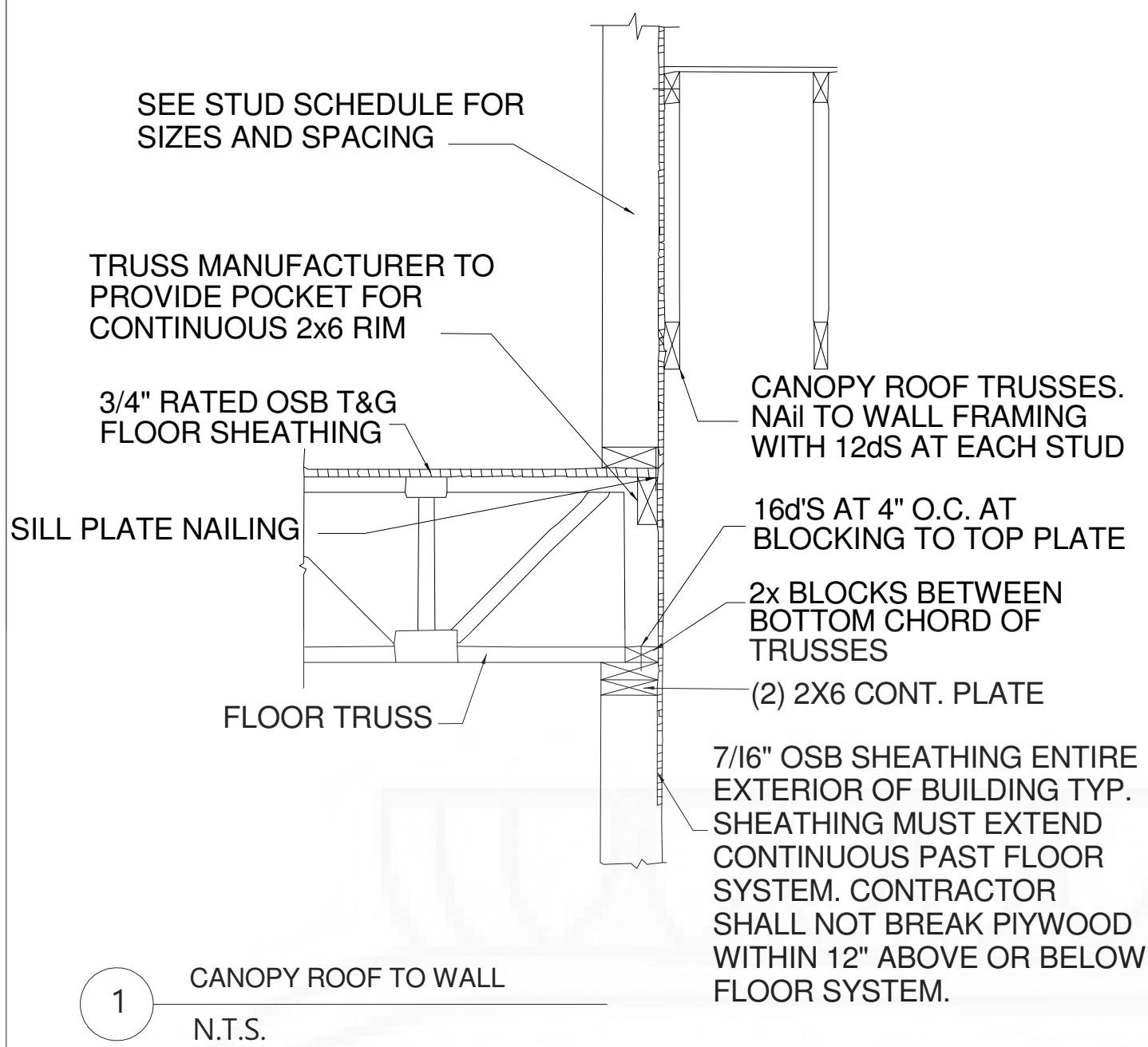


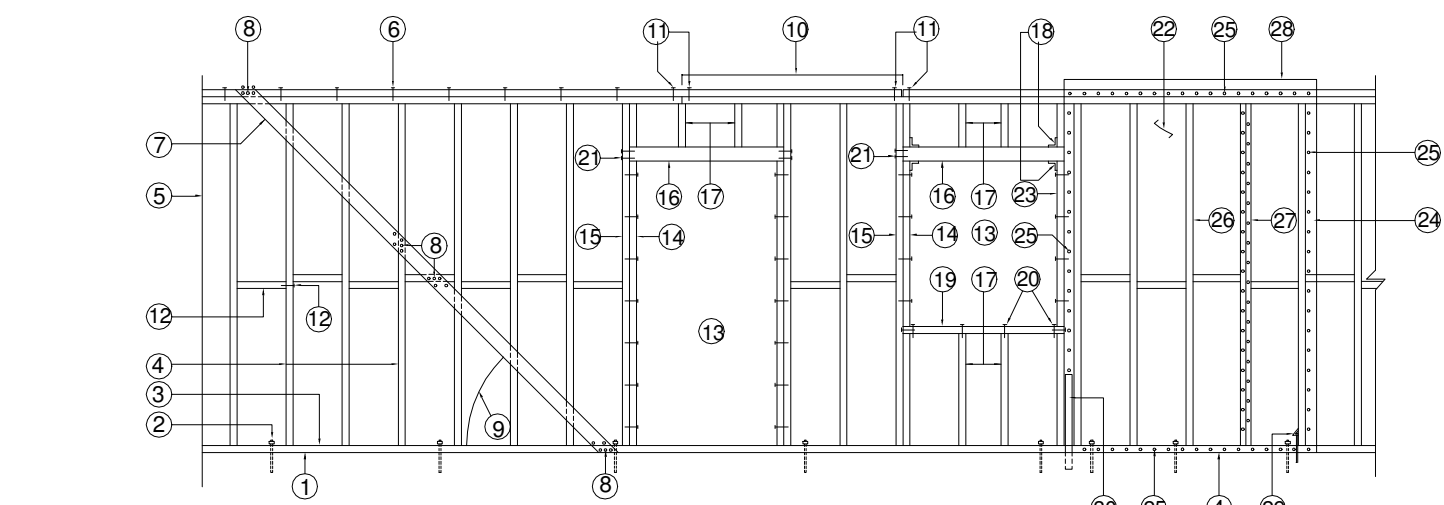
11 SECTION AT GIRDER TRUSS
N.T.S.



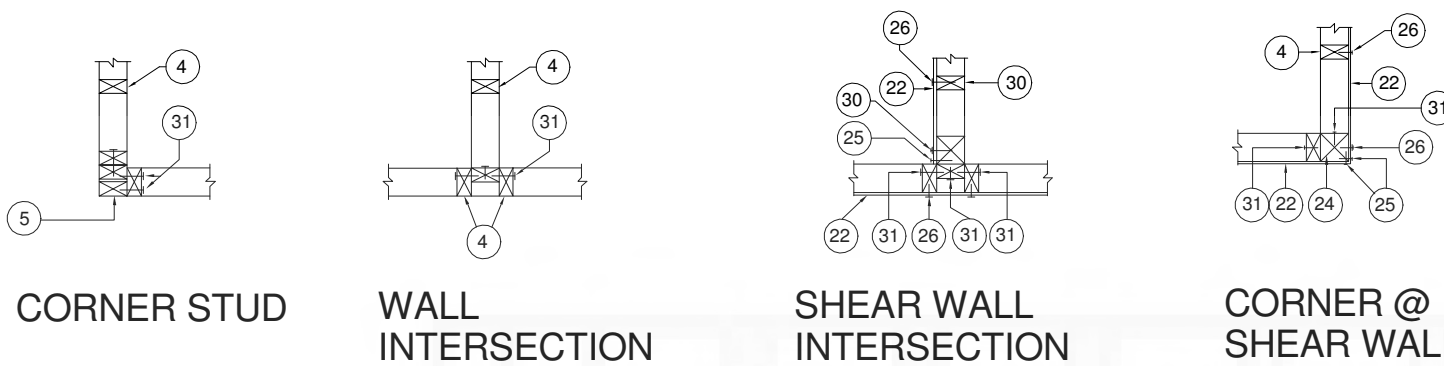
12 FLUSH BEAM AT FLOOR TRUSSES
N.T.S.





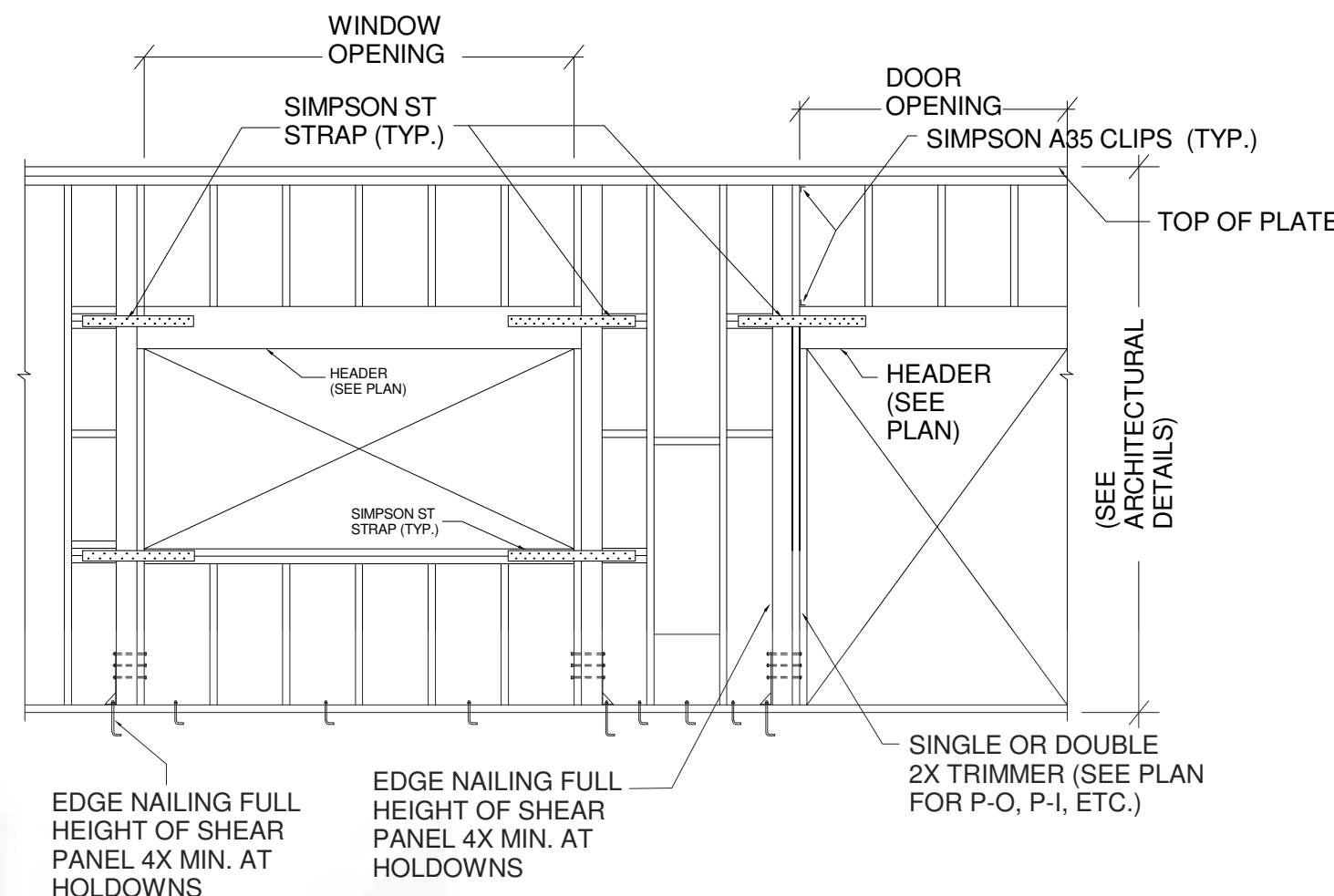


WALL FRAMING ELEVATION



1 WALL FRAMING DETAILS
N.T.S.

- 1.- TOP OF SLAB OR FOUNDATION WALL PER PLAN.
- 2.- ANCHOR BOLTS PER PLAN: MAX. SPACING: 72" O/C AND WITHIN 12" OF SILL ENDS; MIN. (2) A.B.'S PER PIECE OF SILL PLATE (U.N.O.)
- 3.- 2X SILL PLATE
- 4.- 2X STUDS @ 16" O.C. U.N.O. W/ (2) 16d END NAILS OR 4- 8d TOE NAILS EA. END TO TOP & SILL PLATES.
- 5.- CORNER STUDS OR POSTS PER PLAN.
- 6.- (2) 2X TOP PLATE, NAILED TOGETHER W/16d @ 16" O/C U.N.O.
- 7.- AS A TEMPORARY BRACING, USE 1X4 OR 1X6 DIAGONAL LET-IN BRACE @ EA. CORNER (OR NEAR THE CORNER) & @ MAX. 25' INTERVALS, ALT. SIMPSON WB STRAPS, INSTALLED IN PAIRS
- 8.- NAIL BRACE TO PLATES, STUDS, & BLOCKING w/ (2) 8d @ EA. BRG
- 9.- MIN. 45°, MAX. 60°, BRACE TO COVER MIN. (3) STUD SPACES.
- 10.- TOP PLATE SPLICES TO OCCUR DIRECTLY ABOVE STUD OR POST & SHALL LAP MIN. 48"
- 11.- (2) 16d END NAILS EA. SIDE JOINT @ SPICE LAPS & INTERSECTING PARTITIONS
- 12.- 2X BLOCKING AS REQUIRED PER U.B.C.
- 13.- OPENING WHERE OCCURS
- 14.- 2 X TRIMMER W/ 16d @ 12" O/C STAGGERED TO KING STUD U.N.O.
- 15.- 2X KING STUD, USE DBL. KING STUD @ OPENINGS OVER 8'-10" WIDE, U.N.O.
- 16.- HEADER PER PLAN
- 17.- CRIPPLE STUDS @ 16" O/C U.N.O.
- 18.- ATTACH HEADER TO TRIMMER & KING STUD W/ SIMPSON A34 EA. END @ OPENINGS OVER 10'-0" WIDE (U.N.O.)
- 19.- 2X WINDOW SILL, U.N.O.
- 20.- (2) 16d FACE NAILS OR (3) 8d TOE NAILS U.N.O.
- 21.- (2) 16d END NAILS PER 2" OF HEADER DEPTH
- 22.- PLYWOOD SHEAR PANEL PER PLAN
- 23.- TRIMMER @ SHEAR PANEL PER PLAN
- 24.- POST @ END OF SHEAR PANEL PER PLAN
- 25.- SHEAR PANEL EDGE NAIL'G PER SCHEDULE
- 26.- SHEAR PANEL FIELD NAIL'G PER SCHEDULE
- 27.- USE 3X STUD @ PANEL JOINT IF SHEAR PANEL EDGE NAILING IS SPACED @ 2" O.C., STAGGER NAILS
- 28.- EXTEND PLYWOOD ABOVE TOP PLATE IF INDICATED ON PLAN OR DETAILS
- 29.- HOLDOWN OR POST ANCHOR PER PLAN
- 30.- INSTALL POST ANCHOR PER PLAN ON OUTSIDE FACE OF PLYWOOD SHEAR PANEL U.N.O.
- 31.- NAIL CORNER & MULTIPLE STUDS TOGETHER W/16d @ 12" O/C STAGGERED

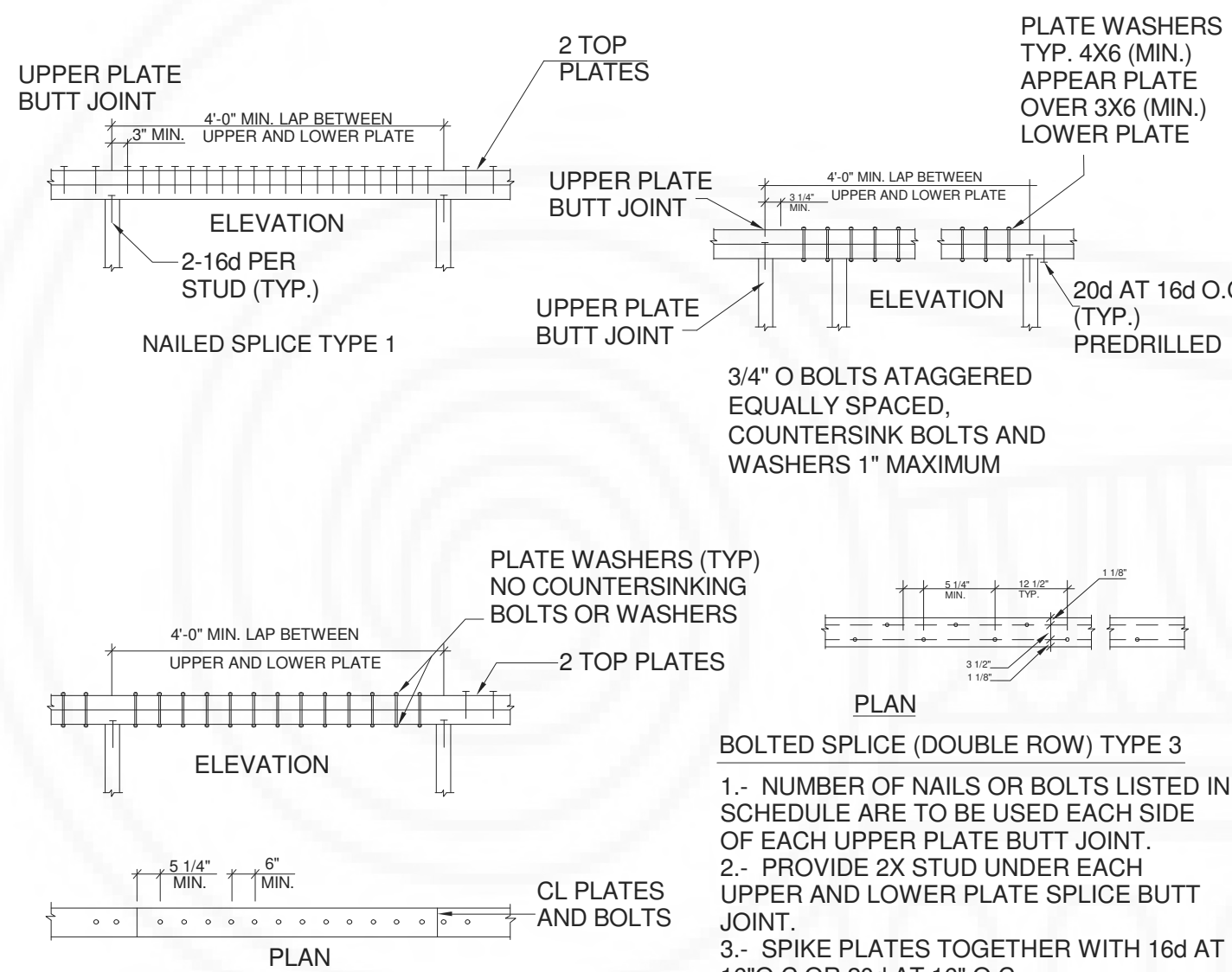


3 TYPICAL WALL ELEVATION AND HEADER SCHEDULE
N.T.S.

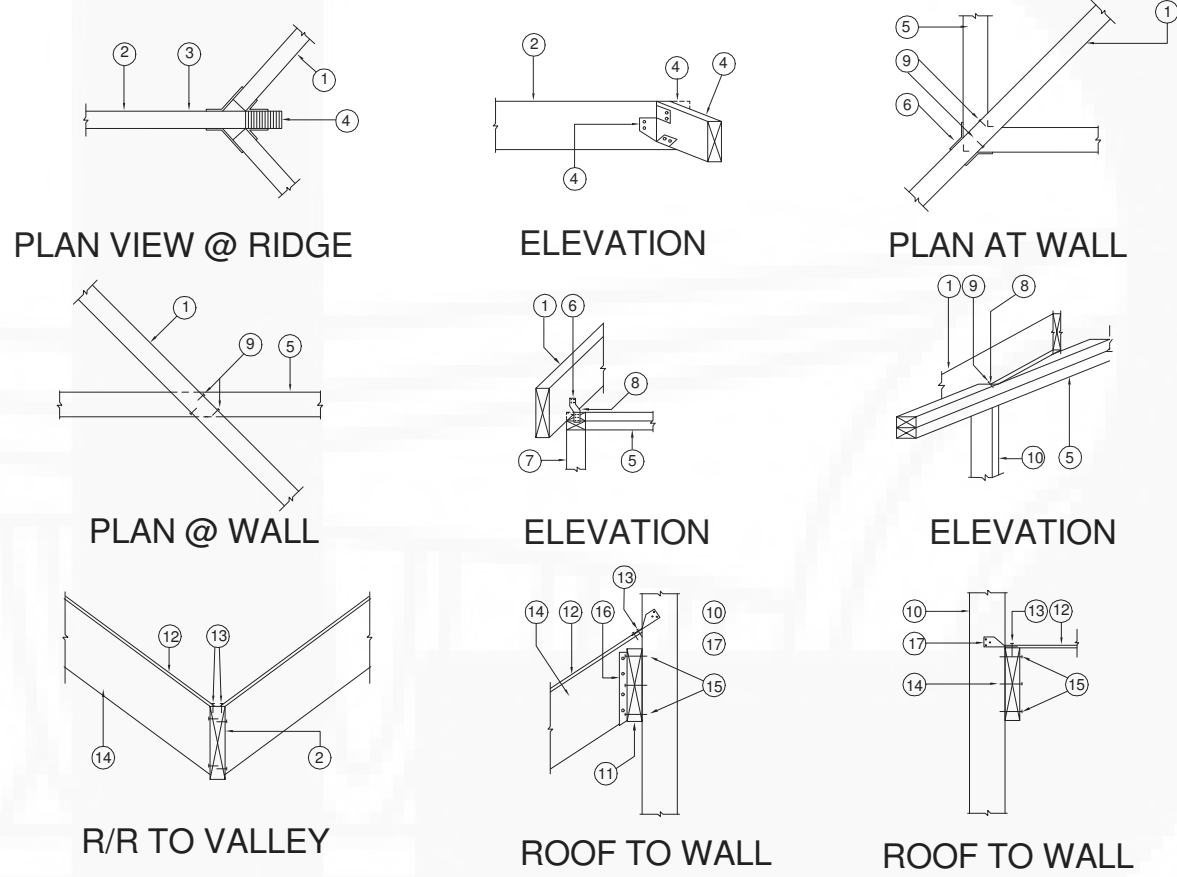
CLEAR OPENING

CLEAR OPENING	HEADER SIZE	REMARKS
TO 4'-0"	4X4 OR 4X6	
4'-0" TO 6'-0"	4X6 OR 6X6	
6'-1" TO 8'-0"	4X8 OR 6X6	
8'-1" TO 10'-0"	4X10 OR 6X8	USE DBL. TRIMMERS
10'-1" TO 12'-0"	4X10 OR 6X10	USE DBL. TRIMMERS
12'-1" TO 14'-0"	4X14 OR 6X12	USE DBL. TRIMMERS
14'-1" TO 16'-0"	4X16 OR 6X14	USE DBL. TRIMMERS
16'-1" TO 18'-0"	6X16	USE DBL. TRIMMERS

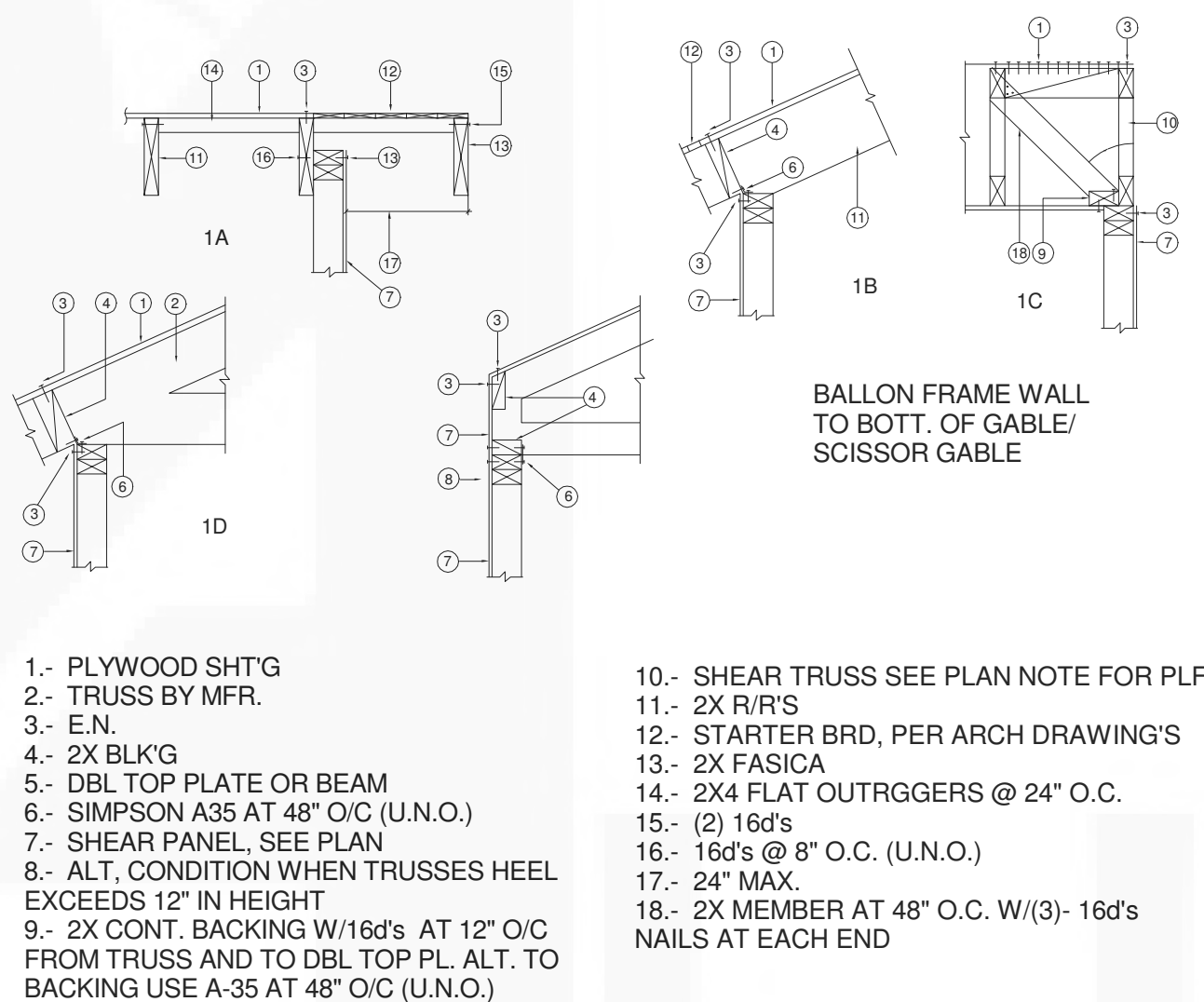
NOTE: 1. USE ABOVE SCHEDULE SIZES ONLY WHERE SIZE IS NOT INDICATED ON PLANS OR DETAILS.
2. PROVIDE 2X TRIMMER AND KING STUD, TYPICAL U.O.N. NAILING PER NAILING SCHEDULE.



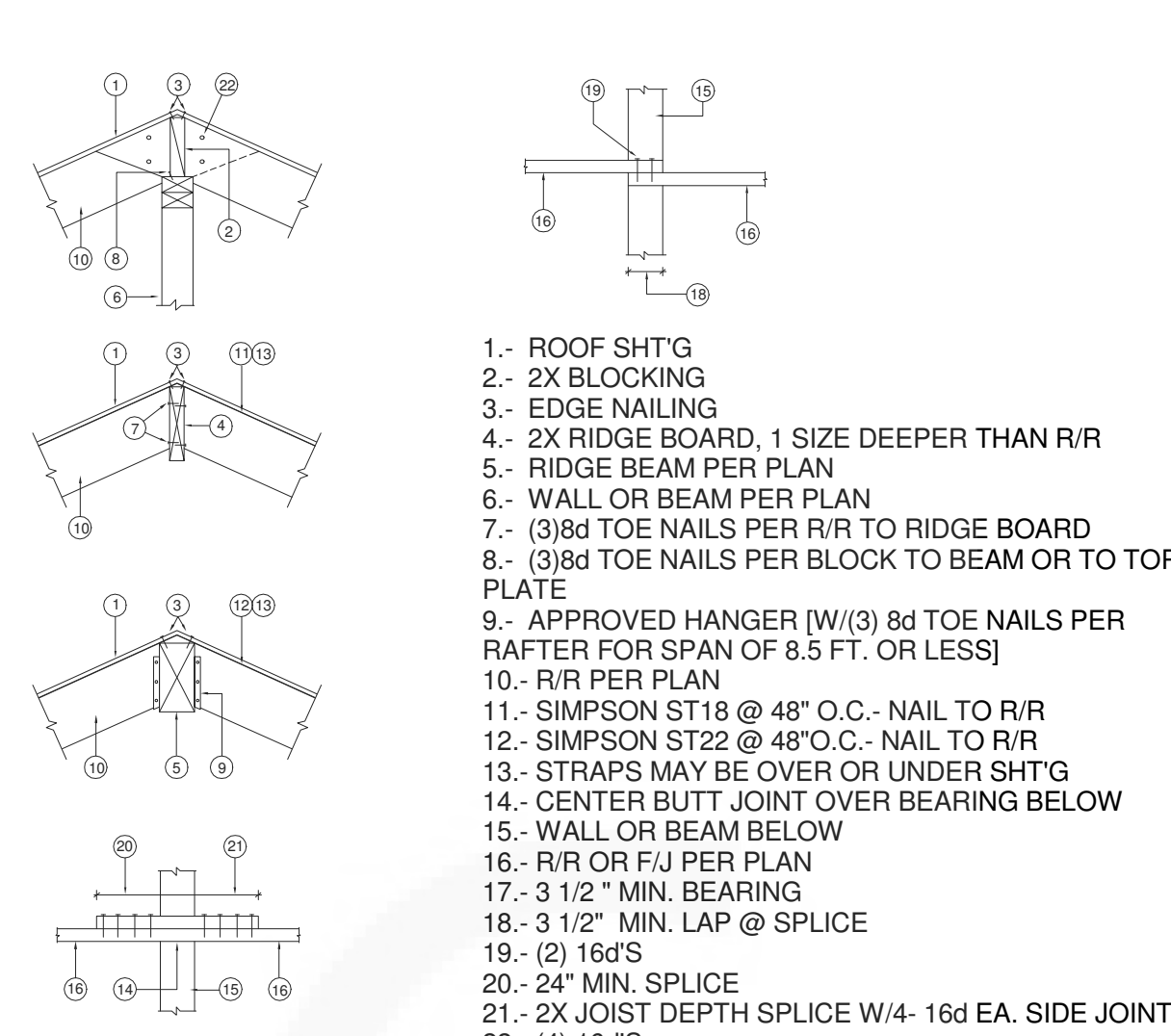
5 TYPICAL PLATE SLICE DETAIL
N.T.S.



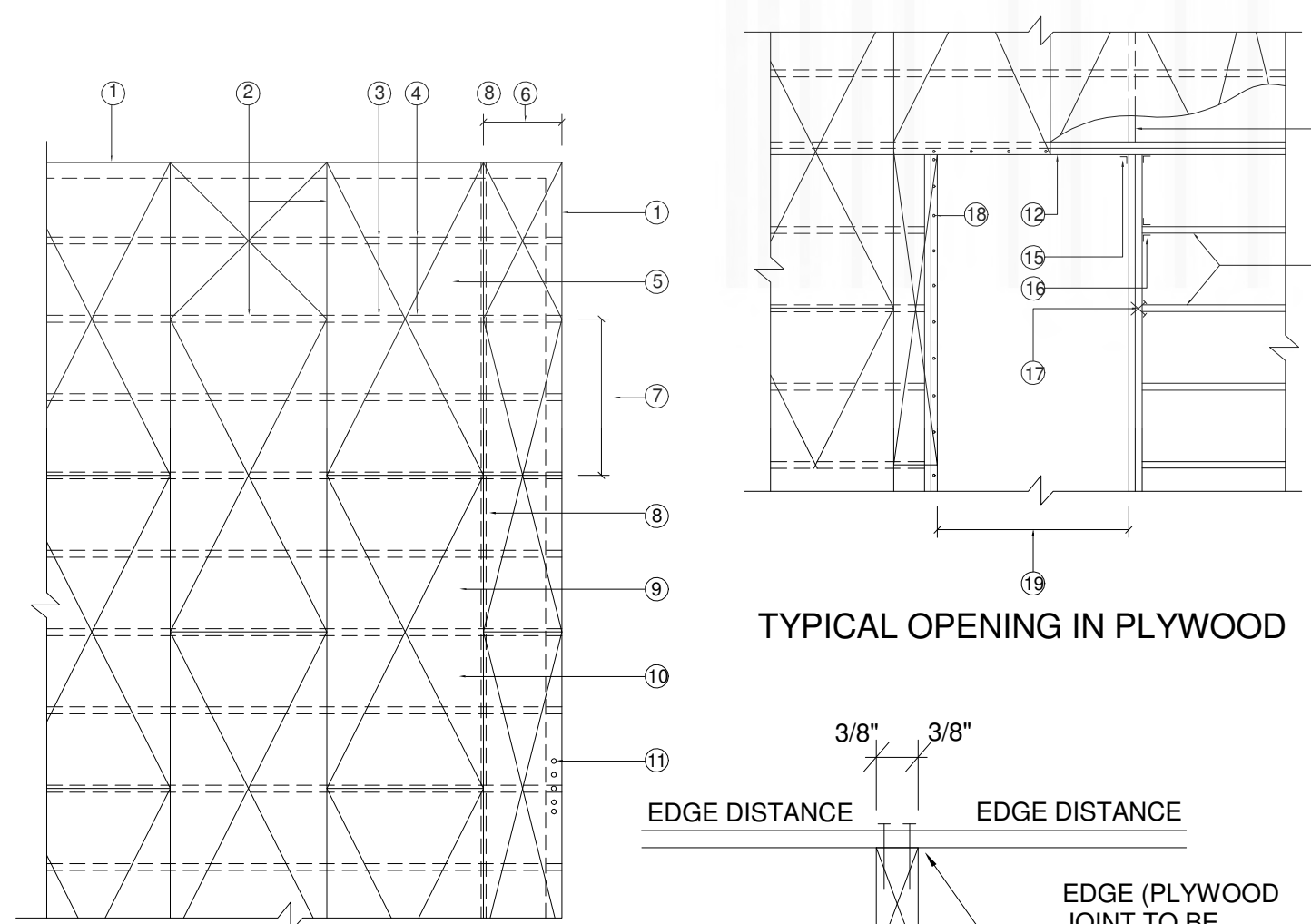
6 ROOF FRAMING DETAILS
N.T.S.



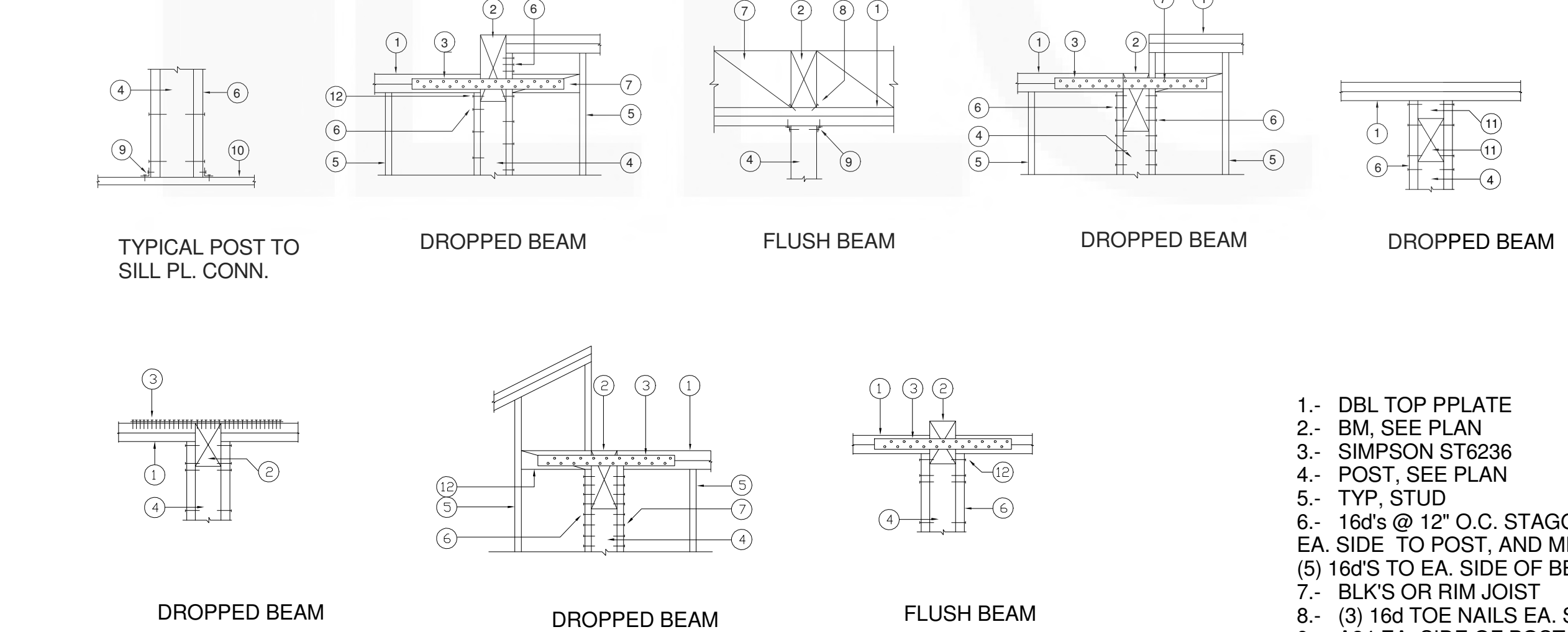
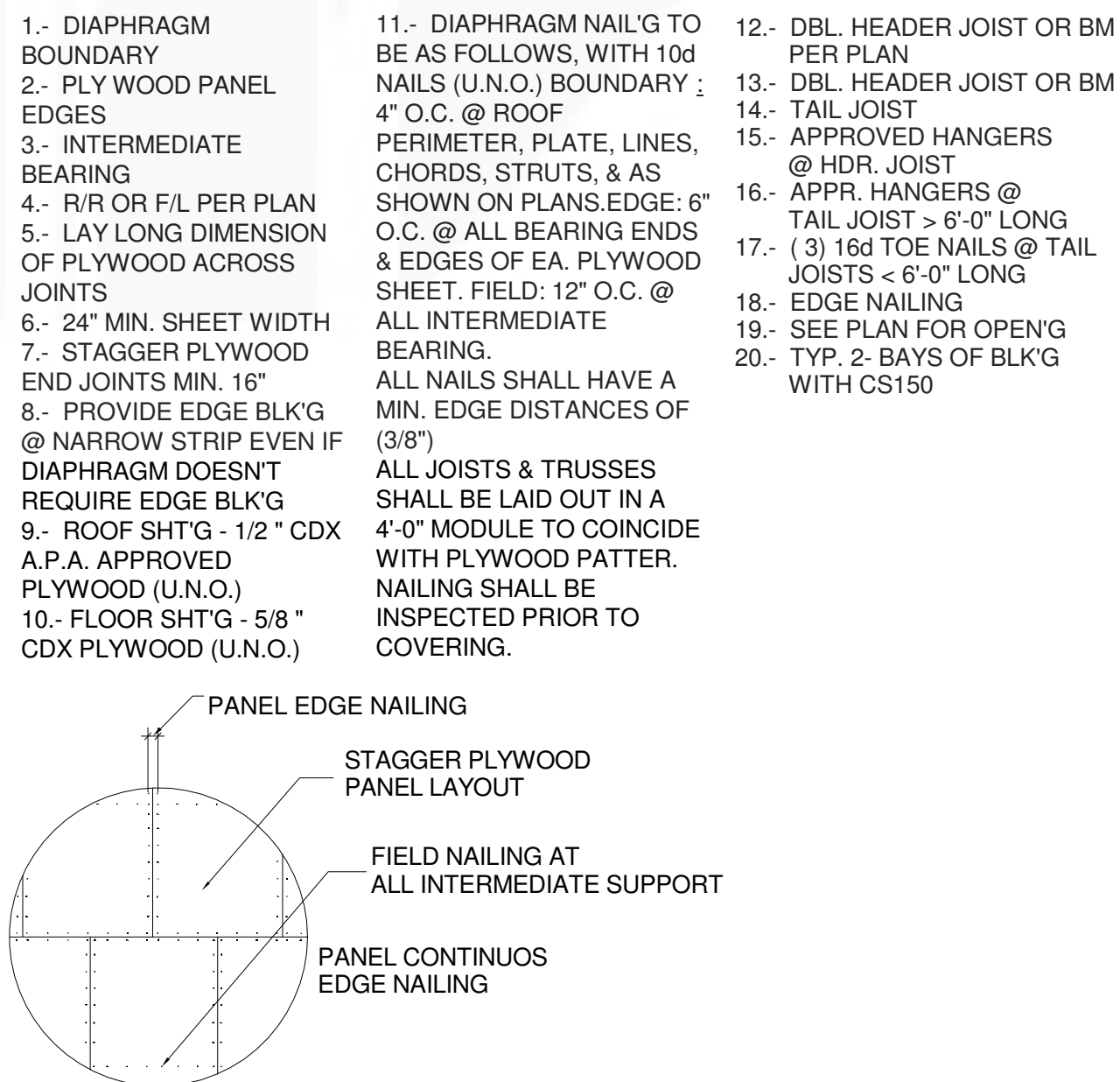
7 TYPICAL CONNECTION DETAILS
N.T.S.



8 ROOF RIDGE & FLOOR JOIST DETAILS
N.T.S.



9 TYPICAL PLYWOOD LAYOUT
N.T.S.



12 BEAM TO POST DETAILS
N.T.S.



Project Name and Address:

Project Name and Address:

NEW RESIDENCE

ST. E AVE. LANCASTER, CA 93535

APN: 3350-008-052

Sea

Revision Notes:	
Date	Description

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Drawing Title

MECHANICAL PLAN

Scale: NTC

Date: FEB. 03, 2023

Page No. :

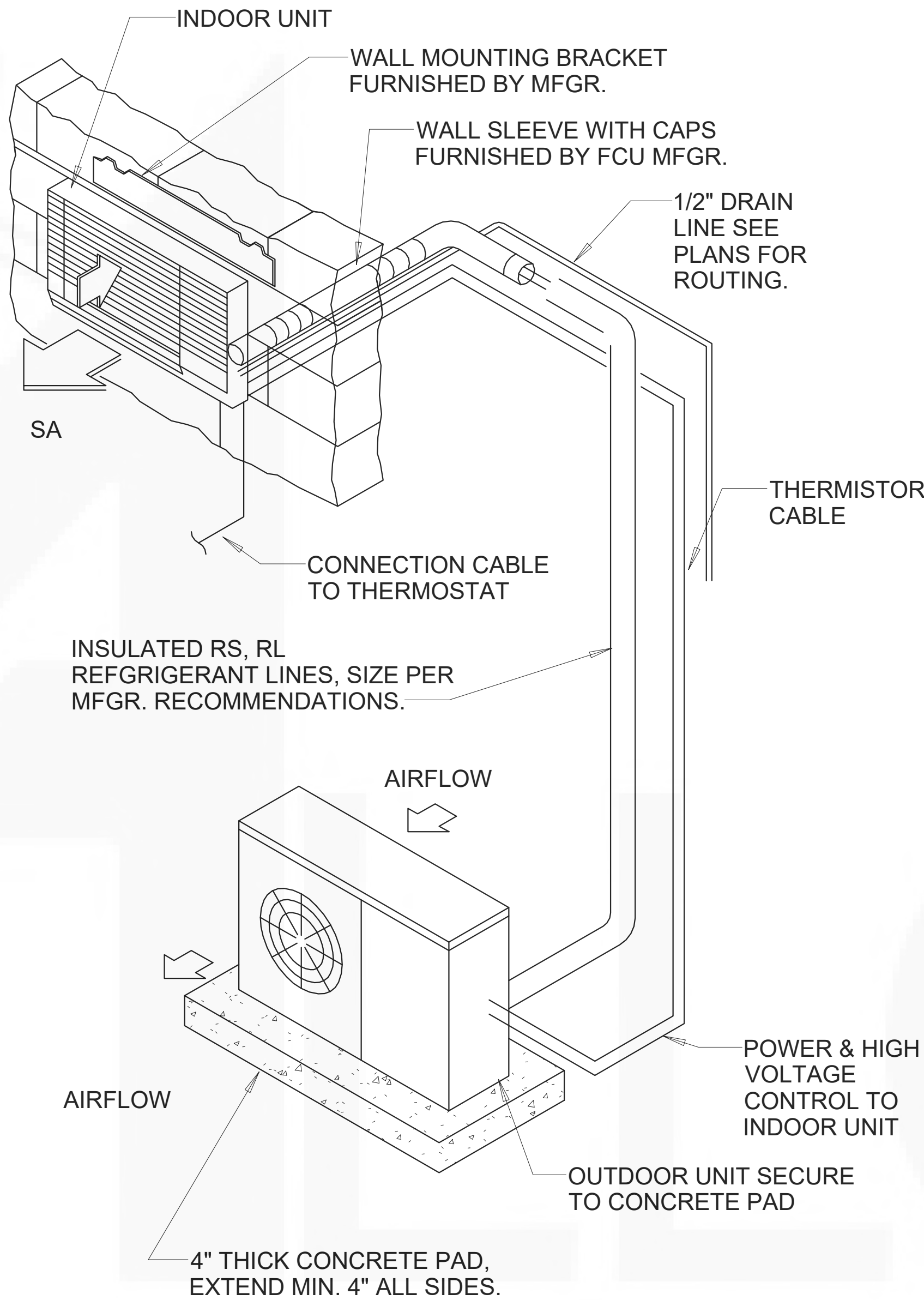
M1.0

Exhaust Ultra-Silent Humidity-Sensing Ventilation Fan schedule							
TAG NUMBER	AREA SERVED	MANUFATURER/MODEL	AIR DIRECTION	WATTS	AMPS	VOLTAGE / HZ	CFM
EF-1	SEE PLAN	PANASONIC / FV-0511VQCL1	EXHAUST	5.90	0.27	120 /60	80
REMARKS:							
1. DISCONNECT SWITCH/STARTER							
2. PROVIDE MANUFACTURER VIBRATION ISOLATION KIT							
3. BACKDRAFT DAMPER							
4. EQUIVALENT MODEL OR EQUAL							

OUTDOOR DUCTLESS UNIT SCHEDULE						
NAME MARK	MANUFACTURER/ MODEL	RATED COOLING(BTU/H)	RATED HEATING (BTU/H)	MCA	BREAKER SIZE	VOLT/ PHASE / HZ
ACU-1	4MXS36RMVJU	36000	36000	23.9	25	208/230 , 1-PH , 60
ACU-2	4MXS36RMVJU	36000	36000	23.9	25	208/230 , 1-PH , 60

INDOOR DUCTLESS UNIT SCHEDULE				
NAME MARK	OUTDOOR UNIT	MANUFACTURER/ MODEL	COOLING CAPACITY (BTU/H)	HEATING CAPACITY (BTU/H)
FCU-1	ACU-1	FTXS09LVJU	9000	9000
FCU-2	ACU-1	CTXS07LVJU	7000	7000
FCU-3	ACU-1	CTXS07LVJU	7000	7000
FCU-4	ACU-1	FTXS15LVJU	15000	15000
FCU-5		FTXS15LVJU	15000	15000
FCU-6	ACU-2	FTXS09LVJU	9000	9000
FCU-7	ACU-2	CTXS07LVJU	7000	7000
FCU-8	ACU-2	CTXS07LVJU	7000	7000

LOUVER SCHEDULE				
TAG	TYPE	CFM	PR. DROP W.G.	MANUFACTURER MODEL
L-1	INTAKE AIR	110	0.03	RUSKIN ELF6375DX



DUCTLESS SPLIT SYSTEM DETAIL



Project Name and Address:
NEW RESIDENCE
ST. E AVE. LANCASTER, CA 93535
APN: 3350-008-052

Seal:

Revision Notes:	
Date	Description

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Drawing Title:
**MECHANICAL
SCHEDULES**

Scale: NTC
Date: FEB. 03, 2023

Page No. :

Job Name:
 Tag#



Submittal Data Sheet

4MXS36RMVJU

4 Port, 3-Ton Outdoor Heat Pump



Complete warranty details available from your local dealer or at www.daikincomfort.com. To receive the 12-Year Parts Limited Warranty, online registration must be completed within 60 days of installation. Online registration is not required in California or Quebec. If product is installed in a commercial application, limited warranty period is 5 years.

Outdoor Specifications

Compressor		Hermetically Sealed Swing Type	
Refrigerant		R-410A	
Refrigerant Oil		PVE (FVC50K)	
Airflow Rate (cfm)	Cooling	H	2,613
	Heating	H	2,351
		M	2,440
		L	1,727
Sound Power Level (dBA)		54 / 56	
Dimensions (H x W x D) (in)		28-15/16 x 34-1/4 x 12-5/8	
Weight (Lbs)		139	

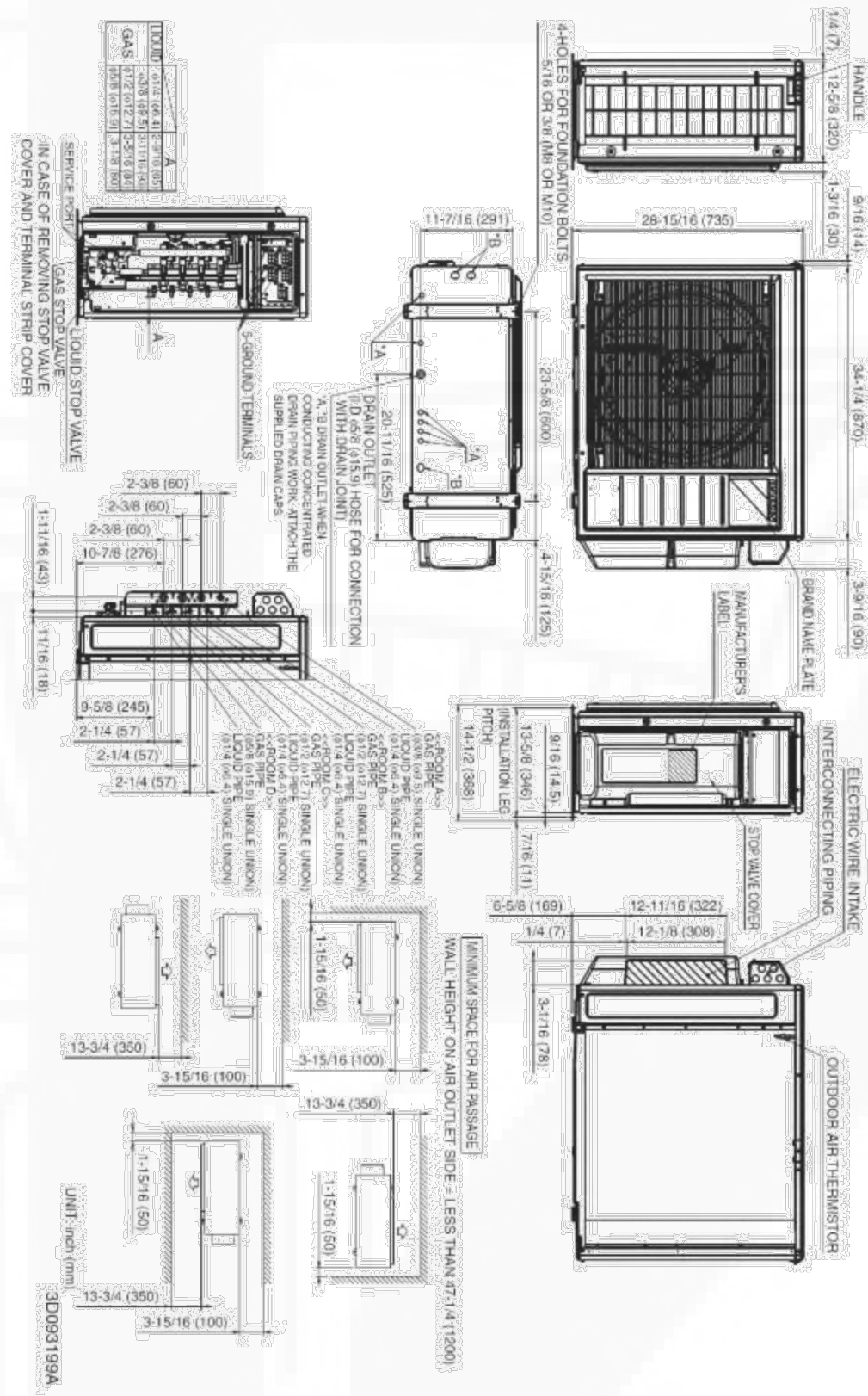
Daikin North America LLC 5151 San Felipe, Suite 500 Houston, TX 77056

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Submittal Creation Date: February 2018

Page 1 of 9

4MXS36RMVJU Dimensional Data



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Optional Accessories



Included	Part Number	Description
	DACA-WB-3	Mounting Bracket
	KEH063A4E	Drain Pan Heater 2/3/4MXS & 2/3MXL
	KPW063A4	Air Adjustment Grille
	KKG063A42	Back protection wire net
	KKG063A43	Side protection wire net
	KPS063A41	Snow hood (intake side plate)
	KPS063A44	Snow hood (intake rear plate)
	KPS063A47	Snow hood (outlet)

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4MXS36RMVJU Capacity Tables



Non- Ducted, 60 Hz, 208-230V

Combination of indoor unit	Cooling Capacity of each indoor unit						Total Indoor Unit Capacity
	Each Capacity				Heating Capacity of each indoor unit		
	A room	B room	C room	D room	Rating	(min ~ max)	
07	7.60	—	—	—	7.60	6.80 ~ 8.40	
09	9.80	—	—	—	9.80	8.80 ~ 10.40	
12	13.00	—	—	—	13.00	11.20 ~ 12.60	
15	16.30	—	—	—	16.30	14.40 ~ 16.40	
18	19.50	—	—	—	19.50	17.10 ~ 18.70	
24	26.00	—	—	—	26.00	22.40 ~ 23.80	
07+07	7.60	7.60	—	—	15.20	8.60 ~ 10.80	
07+09	9.80	9.80	—	—	19.60	10.70 ~ 13.00	
07+12	13.00	13.00	—	—	26.00	13.80 ~ 16.20	
07+15	16.30	16.30	—	—	32.60	17.20 ~ 20.00	
07+18	19.50	19.50	—	—	39.00	20.20 ~ 23.00	
07+24	26.00	26.00	—	—	52.00	26.80 ~ 31.20	
09+09	9.80	9.80	—	—	19.60	10.70 ~ 13.00	
09+12	13.00	13.00	—	—	26.00	13.80 ~ 16.20	
09+15	16.30	16.30	—	—	32.60	17.20 ~ 20.00	
09+18	19.50	19.50	—	—	39.00	20.20 ~ 23.00	
09+24	26.00	26.00	—	—	52.00	26.80 ~ 31.20	
12+12	13.00	13.00	—	—	26.00	13.80 ~ 16.20	
12+15	16.30	16.30	—	—	32.60	17.20 ~ 20.00	
12+18	19.50	19.50	—	—	39.00	20.20 ~ 23.00	
12+24	26.00	26.00	—	—	52.00	26.80 ~ 31.20	
15+15	16.30	16.30	—	—	32.60	17.20 ~ 20.00	
15+18	19.50	19.50	—	—	39.00	20.20 ~ 23.00	
15+24	26.00	26.00	—	—	52.00	26.80 ~ 31.20	
18+18	19.50	19.50	—	—	39.00	20.20 ~ 23.00	
18+24	26.00	26.00	—	—	52.00	26.80 ~ 31.20	
24+24	26.00	26.00	—	—	52.00	26.80 ~ 31.20	
07+07+07	7.60	7.60	7.60	—	22.80	9.60 ~ 12.00	
07+07+09	9.80	9.80	9.80	—	29.40	10.70 ~ 13.00	
07+07+12	13.00	13.00	13.00	—	39.00	13.80 ~ 16.20	
07+07+15	16.30	16.30	16.30	—	48.90	17.20 ~ 20.00	
07+07+18	19.50	19.50	19.50	—	58.50	20.20 ~ 23.00	
07+07+24	26.00	26.00	26.00	—	78.00	26.80 ~ 31.20	

Daikin North America LLC 5151 San Felipe, Suite 500 Houston, TX 77056

(Daikin's products are subject to continuous improvements. Daikin reserves the right to modify product design, specifications and information in this data sheet without notice and without incurring any obligations)

Submittal Creation Date: February 2018

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ST. E AVE. LANCASTER, CA 93535
APN: 3350-008-052

Seal:

Revision Notes:

Date Description

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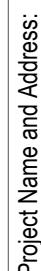
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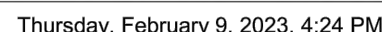
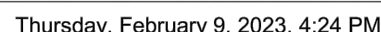
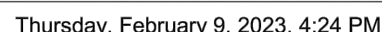
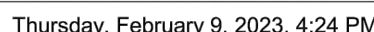
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ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	SINGLE POLE SWITCH AND BOX, WALL MOUNTED +44" AFF. LOWER CASE LETTER INDICATES CIRCUIT CONTROLLED BY SWITCH.
	WALL MOUNTED DIMMER SWITCH, 0-10V DIMMING WITH ON-OFF SWITCH.
	WALL MOUNTED 2 WAY ON, CENTER OFF LOW VOLTAGE SWITCH FOR LCP CONTROLLER LIGHTS.
	RECEPTACLE, DUPLEX 20A, 120V GRD, NEMA 5-20R +18" AFF U.O.N. (WP=WEATHERPROOF, GFCI=GROUND FAULT CIRCUIT INTERRUPTER)
	DEDICATE RECEPTACLE, DUPLEX 20A, 120V GRD, NEMA 5-20R +18" AFF U.O.N. (WP=WEATHERPROOF, GFI=GROUND FAULT CIRCUIT INTERRUPTER)
	USB RECEPTACLE, DUPLEX 20A, 120V GRD, NEMA 5-20R +42" AFF U.O.N.
	RECEPTACLE, SINGLE, 20A, 120V GRD, NEMA 5-20R +18" AFF UON.
	RECEPTACLE, DOUBLE DUPLEX (2) 20A, 120V, GRD - NEMA (2) 5-20R +18" AFF U.O.N.
	RECEPTACLE DUPLEX 20A, 120V GRD NEMA 5-20R FLOOR MOUNTED.
	RECEPTACLE DOUBLE DUPLEX (2) 20A, 120V GRD, NEMA 5-20R UON. FLOOR MOUNTED.
	2 PORT VOICE/ DATA OUTLET, WALL MOUNT +18" AFF PROVIDE RING & STRING TO PULL CABLES THRU HOLLOW WALL. VOICE/ DATA WIRING BY TELECOM SYSTEM INSTALLER.
	TV OUTLET, WALL MOUNT +60" AFF PROVIDE RING & STRING TO PULL CABLES THRU HOLLOW WALL.
	COMBINATION 4-PLEX RECEPTACLE, NEMA 5-20R DOUBLE DUPLEX (1 DUPLEX AUTO CONTROLLED BY OCCUPANCY SENSOR PER T24, (1) DUPLEX UNCONTROLLED), & TYPE 6 VOICE/DATA OUTLET, FLOOR MOUNTED. PROVIDE MIN. 3/4" TEL/DATA CONDUIT WITH PULL WIRES.
	4-PLEX RECEPTACLE, NEMA 5-20R DOUBLE DUPLEX (1 DUPLEX AUTO CONTROLLED BY OCCUPANCY SENSOR PER T24, (1) DUPLEX UNCONTROLLED), +18" AFF, U.O.N. SEE NOTE 2.
	DUPLEX RECEPTACLE, NEMA 5-20R OCCUPANCY SENSOR CONTROLLED, +18" AFF. SEE NOTE 2.
	GFCI DUPLEX RECEPTACLE ABOVE COUNTER LEVEL, NEMA 5-20R.
	GFCI DUPLEX RECEPTACLE ABOVE COUNTER LEVEL, VACANCY SENSOR CONTROLLED, NEMA 5-20R.
	SPECIAL PURPOSE CONNECTION FOR ELECTRICAL EQUIPMENT. VERIFY CONNECTION TYPE AND WIRING REQUIREMENTS PRIOR TO ROUGH-IN.
	CLASS 1, DIVISION 1 RATED EXPLOSION-PROOF OUTLET. SEE ADDITIONAL NOTES ON SHEET E3.1.
	RECEPTACLE, 120V/240V, 3PH, 4W, GRD, RATING AS INDICATED IN PLANS.
	RECEPTACLE 20A, 480V, 3PH, 4W, GRD, NEMA L22-20R, +18" AFF UON.
	DUPLEX RECEPTACLE 20A, 120V, GND (5-20R U.O.N.), SUSPENDED BY TYPE S.O. CORD WITH GRIPS AT EACH END.
	DOUBLE DUPLEX RECEPTACLE 20A, 120V, GND (5-20R U.O.N.), SUSPENDED BY TYPE S.O. CORD WITH GRIPS AT EACH END.
	TWIST-LOCK RECEPTACLE 20, 250V, SINGLE PHASE (L6-20R U.O.N.), SUSPENDED BY TYPE S.O. CORD WITH GRIPS AT EACH END.
	OCCUPANCY SENSOR LOW VOLTAGE CEILING MOUNTED FOR ROOM CONTROLLER.
	OCCUPANCY SENSOR LOW VOLTAGE WALL MOUNTED FOR ROOM CONTROLLER.
	CEILING MOUNTED DAYLIGHT SENSOR.
	JUNCTION BOX CEILING MOUNTED, SIZE TO CODE, TAPE AND TAG WIRES.
	JUNCTION BOX WALL MOUNTED, SIZE TO CODE, TAPE AND TAG WIRES.
	ELECTRICAL PANELBOARD, SURFACE OR FLUSH MOUNTED (277/480V).
	ELECTRICAL PANELBOARD, SURFACE OR FLUSH MOUNTED (120/208V).
	SPECIAL PURPOSE ELECTRICAL PANELBOARD, SURFACE OR FLUSH MOUNTED.
	TRANSFORMER - DRY TYPE.
	FUSED DISCONNECT SWITCH WITH DUAL ELEMENT FUSES. SWITCH AND FUSES RATING PER NAMEPLATE OF SERVED UNIT.
	NON-FUSED DISCONNECT SWITCH, RATING PER NAMEPLATE OF SERVED UNIT.
	MAGNETIC MOTOR STARTER, NEMA RATING AS REQUIRED PER SERVED UNIT.
	MOTOR OUTLET AND FLEX CONNECTION TO MOTOR.
	WALL MOUNTED JUNCTION BOX FOR PRE-WIRED FURNITURE POWER SYSTEM CONNECTION. PROVIDE POWER WHIP WITH TERMINATION PLUS TO MATCH FURNITURE CONNECTOR. LOCATE BOX AS LOW AS POSSIBLE. FIELD COORDINATE FINAL LOCATION.
	COMBINATION TELEPHONE AND DATA OUTLET, WALL MOUNTED AS LOW AS POSSIBLE FOR FLEXIBLE CONNECTION TO FURNITURE SYSTEM.
	FLOOR MOUNTED FURNITURE FEEDS W/POWER & TELE/DATA PORT CAPACITY FOR ELECTRIFIED DESKS PER CLIENT'S REQUIREMENTS.
	POWER POLES W/POWER & TELE/DATA PORT CAPACITY FOR ELECTRIFIED DESKS PER CLIENT'S REQUIREMENTS.
LEGEND NOTES: 1. MOUNTING HEIGHT INDICATED ARE AFF TO CENTER OF PLATE. IN CASE OF CONFLICT, GENERAL NOTES 41 & 42 SHALL PREVAIL. 2. NOT ALL SYMBOLS AND ABBREVIATIONS ARE NECESSARILY USED IN THIS PROJECT.	

GENERAL NOTES

- WORKMANSHIP SHALL BE OF THE HIGHEST ORDER. PER NEC ARTICLE 110-12. ANY DEFECTIVE OR DAMAGED EQUIPMENT SHALL BE REPLACED OR REPAIRED IN A MANNER MEETING WITH THE APPROVAL OF THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER. ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH NECA STANDARDS OF INSTALLATION. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS.
- ELECTRICAL PLANS ARE DIAGRAMMATIC ONLY. ALL CONDUIT SHALL BE ROUTED CONCEALED UNLESS NOTED ON PLAN OR APPROVED BY THE ARCHITECT AND/OR ENGINEER. ROUTING OF RACEWAYS SHALL BE AT THE OPTION OF THE ELECTRICAL CONTRACTOR. UON. AND SHALL BE COORDINATED WITH OTHER TRADES. DO NOT SCALE THE ELECTRICAL PLANS FOR LOCATIONS OF ANY ELECTRICAL ARCHITECTURAL, STRUCTURAL, CIVIL, OR MECHANICAL EQUIPMENT, ITEMS OR FEATURES.
- THE ELECTRICAL PLANS SHOW CONCEPTUAL UNDERGROUND CONDUIT ROUTING FOR CLARITY ONLY. THE CONTRACTOR HAS THE OPTION TO INSTALL UNDERGROUND CONDUIT IN A MANNER ALLOWING THE SHORTEST POSSIBLE CONDUIT LENGTH.
- ALL EXISTING ELECTRICAL INFORMATION, POWER AND SIGNALS, SHOWN HEREIN HAS BEEN COMPILED FROM PREVIOUS "AS-BUILT" CONSTRUCTION DOCUMENTS AND/OR INFORMATION PROVIDED BY THE OWNER'S FACILITIES PERSONNEL. IT HAS NOT NECESSARILY BEEN PHYSICALLY FIELD VERIFIED BY THIS ENGINEER. USE AND APPLICATION OF THIS INFORMATION SHALL BE CONFINED TO THE PROJECT FOR WHICH IT IS INTENDED.
- ALL EQUIPMENT SHALL HAVE AN INDEPENDENT TESTING LABORATORY LABEL (UL, C.S.A., ETC.) AS REQUIRED BY NEC ARTICLE 110-2 AND 110-3. PROVIDE EVIDENCE OF COMPLIANCE WITH THIS REQUIREMENT WITH EQUIPMENT SUBMITTALS. ELECTRICAL CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ISSUING PURCHASE ORDERS IF EQUIPMENT PROPOSED IS NOT COMPLIANT WITH THIS REQUIREMENT. WHERE FIELD CERTIFIED PRODUCTS MAY BE REQUIRED FOR FIELD ASSEMBLED COMPONENTS, PROVIDE CERTIFIED REPORT BY AN APPROVED TESTING AGENCY ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION. ALL TESTING FEES SHALL BE INCLUDED IN ELECTRICAL CONTRACTOR'S BID.
- WORKING CLEARANCES ABOVE ELECTRICAL EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF NEC ARTICLE 110 AND ARTICLE 408.18. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORKING CLEARANCES FOR EQUIPMENT INSTALLED AS PART OF THIS CONTRACT.
- THE ELECTRICAL CONTRACTOR SHALL PERFORM ANY AND ALL TRENCHING, EXCAVATION AND BACKFILL AND FURNISH ALL NECESSARY SCAFFOLDING, STAGING, RIGGING AND HOISTING REQUIRED FOR THE INSTALLATION OF HIS WORK. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
- ALL EQUIPMENT/MATERIALS REMOVED SHALL BECOME PROPERTY OF THE OWNER.
- REFER TO THE ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATIONS OF ALL CEILING MOUNTED LIGHTING FIXTURES. THE ELECTRICAL CONTRACTOR SHALL VERIFY THAT ALL LIGHTING FIXTURES, CEILING TRIMS AND FRAMES ARE COMPATIBLE WITH THE CEILING SYSTEM AND SPACE WHICH THEY ARE TO BE INSTALLED TO. LIGHTING FIXTURE MOUNTING SUPPORT AND LOCATIONS SHALL BE PER NEC ARTICLE 410 REQUIREMENTS.
- COORDINATE ELECTRICAL PANEL AND TERMINAL CABINET LOCATIONS AND ROUTING OF UNDERGROUND CONDUITS WITH FRAMING CONTRACTOR PRIOR TO BEGINNING ANY ROUGH-IN WORK FOR THIS EQUIPMENT.
- MOTOR DISCONNECT SWITCHES SHALL COMPLY WITH NEC ARTICLES 430 AND 440. ALL CONNECTIONS FROM DISCONNECT SWITCHES TO HVAC UNITS SHALL BE MADE WITH COPPER CONDUCTORS. ALL DISCONNECT SWITCH DEVICES CONTROLLING MECHANICAL EQUIPMENT SHALL BE OF THE SIZE AND TYPE REQUIRED. FUSE ALL HVAC EQUIPMENT PER UNIT NAMEPLATE SPECIFICATIONS. FIELD VERIFY ALL.
- PER CBC 714.3.2 EXCEPTIONS: ALL OUTLET BOXES IN FIRE RESISTIVE ASSEMBLIES SHALL BE CONSTRUCTED OF STEEL, MAXIMUM OF 16 SQUARE INCHES IN VOLUME AND BE SEPARATED BY A MINIMUM OF 2" HORIZONTALLY WHEN INSTALLED IN COMMON SPACE. ALL PENETRATIONS OF FIRE RATED ASSEMBLIES SHALL BE PROVIDED WITH FIRE STOP MATERIALS OF AN APPROVED, LISTED FIRE STOP SYSTEM.
- PROVIDE 3/8" NYLON PLAIN ROPE OR PULL TAPE IN ALL NEW SPARE CONDUIT AND RACEWAY TO ALLOW FUTURE ADDITION OF CONDUCTORS.
- PROVIDE ONE STANDARD (INDOOR) OR ONE WEATHERPROOF (OUTDOOR), 125-VOLT, GROUND FAULT CIRCUIT INTERRUPTING, SINGLE-PHASE, 20-AMPERE-RATED RECEPTACLE OUTLET AT AN ACCESSIBLE LOCATION, ON THE SAME LEVEL, WITHIN 25' OF ALL EXTERIOR MOUNTED HVAC EQUIPMENT. THE RECEPTACLE OUTLET SHALL NOT BE CONNECTED TO THE LOAD SIDE OF THE EQUIPMENT DISCONNECTING MEANS, PER NEC 210.63.
- ALL FIXTURES, OUTLETS AND EQUIPMENT MOUNTED IN/ON THE BUILDING EXTERIOR SHALL BE UL APPROVED FOR WET LOCATION INSTALLATION. PARTIALLY PROTECTED FIXTURES, DEVICES AND EQUIPMENT SO MOUNTED SHALL BE UL APPROVED FOR DAMP LOCATION INSTALLATION. RECEPTACLES IN DAMP OR WET LOCATIONS SHALL MEET THE REQUIREMENTS OF NEC ARTICLE 406.8.
- THE TELEPHONE SERVICE AND/OR TELEPHONE BACKBOARD SHALL BE INSTALLED AS REQUIRED. THE CONTRACTOR SHALL COORDINATE WITH THE TELEPHONE COMPANY SO THAT THE ENTIRE SYSTEM IS INSTALLED IN ACCORDANCE WITH THE TELEPHONE COMPANY'S STANDARDS AND POLICIES.
- ALL TELECOMMUNICATIONS RACEWAY AND CABLEING TO BE INSTALLED PER NEC ARTICLE 800.
- ALL LIGHT SWITCHES MUST BE EFFECTIVELY GROUNDED PER NEC 380.9(b).
- ALL BRANCH CIRCUITS SHALL BE IN METAL RACEWAYS, FLEXIBLE METAL RACEWAYS AND/OR TYPE MC CABLE CONTAINING AN INSULATED EQUIPMENT GROUNDING CONDUCTOR. ALL INSTALLED ELECTRICAL WIRING SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE SAFETY CODES.

RESIDENTIAL NOTES

- PRIOR TO BEGINNING THE PROJECT, THE CONTRACTOR SHALL WALK THE SITE AND COMPARE (E) CONDITIONS WITH THE EXISTING CONDITIONS SHOWN ON THESE DRAWINGS. ANY OBVIOUS OR LIKELY DISCREPANCY BETWEEN THE SITE CONDITIONS AND THESE DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THIS ENGINEER. BEFORE THE CONTRACTOR SHALL BEGIN CONSTRUCTION FROM THIS EXISTING, BEFORE PROCEEDING WITH ITEMS THAT CONCERN THE DISPUTED MATTER, NO EQUIPMENT SHALL BE ORDERED THAT CONCERNS THE DISPUTED MATTER.
- THE CONTRACTOR SHALL NOT ORDER ANY EQUIPMENT WITHOUT SUBMITTING THE PRODUCT DATA SHEETS TO THIS ENGINEER FOR APPROVAL.
- VERIFY UTILITY COMPANY REQUIREMENTS AND PROVIDE ALL TELEPHONE EQUIPMENT REQUIRED INCLUDING: RACEWAY, CONDUCTORS, TERMINAL BLOCKS, CABINETS, BACKBOARDS, OUTLET BOXES, TELEPHONE JACKS AND COVER PLATES.
- SERVICE ENTRANCE EQUIPMENT SHALL BE PER CEC 230 REQUIREMENTS. SERVICE EQUIPMENT INTERRUPT CURRENT RATINGS SHALL MEET OR EXCEED THE FAULT CURRENT LEVELS AVAILABLE FROM THE UTILITY COMPANY. CONTRACTOR SHALL VERIFY, UTILITY METERING SHALL BE ACCESSIBLE TO THE UTILITY COMPANY AT ALL TIMES.
- LIGHT FIXTURE MTS SUPPORT AND LOCATIONS SHALL BE PER CEC 410 REQUIREMENTS. LIGHTING OUTLET BOXES LOCATED IN LIVING ROOM AND BEDROOMS SHALL BE INSTALLED WITH CEILING FAN SUPPORT PER CEC 314.27(2)(C & D).
- AS PERMITTED BY THE AHJ (AUTHORITY HAVING JURISDICTION), THE USE OF NONMETALLIC-SHEATHED CABLEING (OR "ROMEX") MAY BE USED FOR BRANCH CIRCUIT WIRING, PER CEC 334, IN LIEU OF THE CONDUIT AND WIRING CALLED FOR IN THESE PLANS.
- PROVIDE AN AFCI COMBINATION-TYPE CIRCUIT BREAKER AT ELECTRICAL PANEL, PER NEC 210.12, FOR ALL 120V, 15A AND 20A, BRANCH CIRCUITS SUPPLYING OUTLETS (INCLUDING LTG, RECEPTACLE AND SMOKE ALARMS) THROUGHOUT DWELLING UNIT (FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS (EXCLUDING KITCHEN, LAUNDRY ROOM, BATHROOMS, AND GARAGES). PROVIDE A DEDICATED NEUTRAL FOR EACH AFCI PROTECTED CIRCUIT. CONNECT CIRCUIT HOT AND NEUTRAL TO AFCI CIRCUIT BREAKER. CONNECT CIRCUIT BREAKER PIGTAIL TO NEUTRAL BAR. VERIFY CONNECTION WITH MFR DOCS.
- FOR ADA, HEARING IMPAIRED UNITS: PROVIDE AUDIOVISUAL DEVICES FOR DOORBELL, SMOKE ALARM & CARBON MONOXIDE SENSOR AND SMOKE ALARM VISUAL DEVICE IN THE BATHROOM, INSTALL & CONNECT PER MFR DOCS.
- PROVIDE LISTED TAMPER-RESISTANT RECEPTACLES THROUGHOUT DWELLING UNITS IN ACCORDANCE WITH CEC 406.12. FOR ALL NON-LOCKING, 125-VOLT, 15- AND 20-AMPERE RECEPTACLES, UNLESS EXCEPTION APPLIES.
- PROVIDE DEDICATED NEUTRAL (GROUNDED) CONDUCTOR FOR ALL BRANCH CIRCUITS. NO MULTI-WIRE BRANCH CIRCUITS ARE ALLOWED.
- PROVIDE RECEPTACLE AT GAS WATER HEATER, PER CEC (ENERGY) 150.0(N)(1)(A).
- PROVIDE GFCI PROTECTED RECEPTACLES AT ALL BATHROOM AND KITCHEN COUNTERS, PER CEC 210.8(A), FOR DWELLING UNITS, TYPICAL.

CERTIFIED ELECTRICIAN NOTE

THE CALIFORNIA STATE LICENSE BOARD (CSLB) "ZERO TOLERANCE POLICY" IS IN EFFECT FOR NON-COMPLIANT ELECTRICIANS. IN CALIFORNIA, ELECTRICAL WORK SHALL ONLY BE DONE BY "STATE CERTIFIED ELECTRICIANS", PER LABOR CODE SECTIONS 3099 AND 3099.2, SECTIONS 209.0 AND THE AB 931. AS OF JANUARY 2006, ENFORCEMENT OF LEGAL ACTION WILL BE ISSUED TO ANY C-10 CONTRACTOR WHO WILLFULLY EMPLOYS AN "UNCERTIFIED ELECTRICIAN" TO PERFORM ELECTRICAL WORK IN THE STATE OF CALIFORNIA.

FIRE WALL PENETRATIONS

PENETRATIONS IN A FIRE RATED WALL SHALL BE PROTECTED BY AN APPROVED FIRE STOP MATERIAL IN ACCORDANCE WITH CBC SECTION 714.3.2 EXP. 2: "MEMBRANE PENETRATIONS OF MAXIMUM 2 HR. FIRE RESISTANCE RATED WALL AND PARTITIONS BY STEEL ELECTRICAL OUTLET BOXES NOT EXCEEDING 16 SQUARE INCHES ARE PERMITTED PROVIDED OPENINGS DO NOT EXCEED 100 SQUARE INCHES FOR ANY 100 SQUARE FEET OF WALL AREA. OUTLET BOXES ON OPPOSITE SIDES OF WALLS OR PARTITIONS MUST BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES.

RESIDENTIAL CALGREEN CODE NOTES

CALGREEN, DIV 4.5, SEC 4.506.1: BATHROOM EXHAUST FANS - REQUIRED IN EACH BATHROOM. SHALL BE ENERGY STAR COMPLIANT & DUCTED OUTSIDE. IF SEPARATE FROM WHOLE HOUSE VENTILATION, MUST HAVE HUMIDITY CONTROLS:

- CAPABLE OF AUTOMATIC OR MANUAL ADJUSTMENT OF < 50% TO MAX OF 80%.
- MAY BE A SEPARATE COMPONENT, NOT REQUIRED TO BE INTEGRAL TO FAN.

APPLICABLE CODES & STANDARDS

APPLICABLE CODES AS OF JANUARY 1, 2020

LISTING			
CAC 2022	CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE	COR TITLE 24 PART 1	BASED ON THE 2018 INTERNATIONAL BUILDING CODE W/ CA AMENDMENTS
CBC 2022	CALIFORNIA BUILDING CODE	COR TITLE 24 PART 2, VOL 1&2	
CEC 2022	CALIFORNIA ELECTRICAL CODE	COR TITLE 24 PART 3	
CEC 2022	CALIFORNIA ENERGY CODE	COR TITLE 24 PART 6	BASED ON THE 2018 CALIFORNIA ENERGY COMMISSION BUILDING ENERGY EFFICIENCY STNDS
2008 CALIFORNIA ELEVATOR SAFETY ORDERS		COR TITLE 8, DIV 1 CH. 4, SUB CH. 6	
CFC 2022	CALIFORNIA FIRE CODE	COR TITLE 24 PART 9	BASED ON THE 2018 INTERNATIONAL FIRE CODE W/ CA AMENDMENTS
CALGREEN 2022	CALIFORNIA GREEN BUILDING STANDARDS CODE	COR TITLE 24 PART 11	
CRSC 2022	CALIFORNIA REFERENCED STANDARDS CODE	COR TITLE 24 PART 12	
ADDITIONAL CODES AND STANDARDS			
ADA	AMERICANS WITH DISABILITIES ACT - PUBLIC ACCOMMODATIONS		
NFPA 101	2022 LIFE SAFETY CODE W/ CA AMENDMENTS		
NESC	NATIONAL ELECTRICAL SAFETY CODE		
IESNA	ILLUMINATING ENGINEERS SOCIETY OF NORTH AMERICA		

ELECTRICAL ABBREVIATIONS

NOTE: SOME ABBREVIATIONS MAY NOT APPLY TO THIS PROJECT

1Ø	- SINGLE PHASE
3Ø	- THREE PHASE
3W	- THREE WIRE
4W	- FOUR WIRE
A	- AMPERE
AC	- ALTERNATING CURRENT
AFG	- ABOVE FINISHED GROUND
AFF	- ABOVE FINISHED FLOOR
AIC	- AMPS INTERRUPTING CAPACITY
AWG	- AMERICAN WIRE GAUGE
BKR	- BREAKER
BLDG	- BUILDING
C	- CONDUIT (-600V)
CB	- CIRCUIT BREAKER
CKT	- CIRCUIT
CU	- COPPER
DISC	- DISCONNECT
(E)	- EXISTING
EF	- EXHAUST FAN
FLA	- FULL LOAD AMPS
GFI	- GROUND FAULT CIRCUIT INTERRUPTER
GND	- GROUND
HP	- HORSEPOWER
J-BOX	- JUNCTION BOX
KCMIL	- THOUSAND CIRCULAR MILS
KVA	- KILOVOLT AMPERE
LTG	- LIGHTING
MCA	- MIN CIRCUIT AMPS
MFR	- MANUFACTURER
MFR DOCS	- MANUFACTURER'S DOCUMENTATION
MLO	- MAIN LUGS ONLY
MOCIP	- MAX OVERCURRENT PROTECTION
(N)	- NEW
NEC	- NATIONAL ELECTRICAL CODE
NECA	- NATIONAL ELEC CONTRACTORS ASSOCIATION
NEMA	- NATIONAL ELEC MFR'S ASSOC.
NTS	- NOT TO SCALE
PB	- PULL BOX
PVC	- POLYVINYL CHLORIDE CONDUIT
REC	- RECEPTACLE
RM	- ROOM
SPEC	- SPECIFICATION
SWBD	- SWITCHBOARD
TELE	- TELEPHONE
TFMR	- TRANSFORMER
TYP	- TYPICAL WHERE OCCURS
UON	- UNLESS OTHERWISE NOTED
V	- VOLT
VFD	- VARIABLE FREQUENCY DRIVE
W	- WATT
WP	- WEATHERPROOF (NEMA 3R)



Smoke Detector



Carbon Monoxide Detector

LIGHTING FIXTURE SCHEDULE

Type	Symbol	Type Location Description	Mfr Catalog #	Lamps	Watts	Voltage	Notes
		4" LED RECESSED LIGHT FIXTURE	"Lithonia Ltg" WF4E LED 30K 90CRI MW	LED	8.14W	120V	New dimmable lighting fixture
		Ceiling Recessed led	"Lithonia Ltg" LDW6 4000S LOGAR LD	LED	20W	120V	New dimmable lighting fixture
		Wall mounted FIXTURE HIGH EFFICIENCY	"Lithonia Ltg" FMABFL 14 20840 F20	LED	20W	120V	New dimmable lighting fixture
		TRACK LIGHTING FIXTURE	"Lithonia Ltg" LTHMSBK MR16GU10 LED 27K 90CRI DBL	LED	5W/BLU B	120V	New dimmable lighting fixture
		SEMI FLUSH MOUNT CIRCULAR LIGHT	"LITHONIA" MMLS 7 5WW2 M6	LED	12.2W	120V	New dimmable lighting fixture
		UNDER-CABINET ROPE LIGHT FIXTURES	"Lithonia Ltg" RAZ 18IN 30K 90CRI	LED	13W	120V	New dimmable lighting fixture
		FLOOD LIGHT	HGX LED 3RH ALO 3WW2 120 PE DDB	LED	13W	120V	New dimmable lighting fixture
		MECHANICAL FAN					
		LED HIGH BAY LIGHT FIXTURE	JHBL 12000LM GL WD MVOLT GZ10 40K 70CRI CS89 DWYKD	LED	83	120V	New dimmable lighting fixture
		Exhaust Fan w/ Light	QTXE110C		31.4W		

Note:

Outdoor Lighting shall be equipped with manual control switch, photocell and motion sensor with no override to on, and by either photocontrol and automatic time switch, astronomical time clock with no override to on, or energy management control system per CENC 150.0(k)3.

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Project Name and Address:

NEW RESIDENCE
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APN: 3350-008-052

Seal:

Revision Notes:

Date	Description

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Drawing Title:

ELECTRICAL LEGEND

Scale:

NTC

Date:

FEB. 09, 2023

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E1.0



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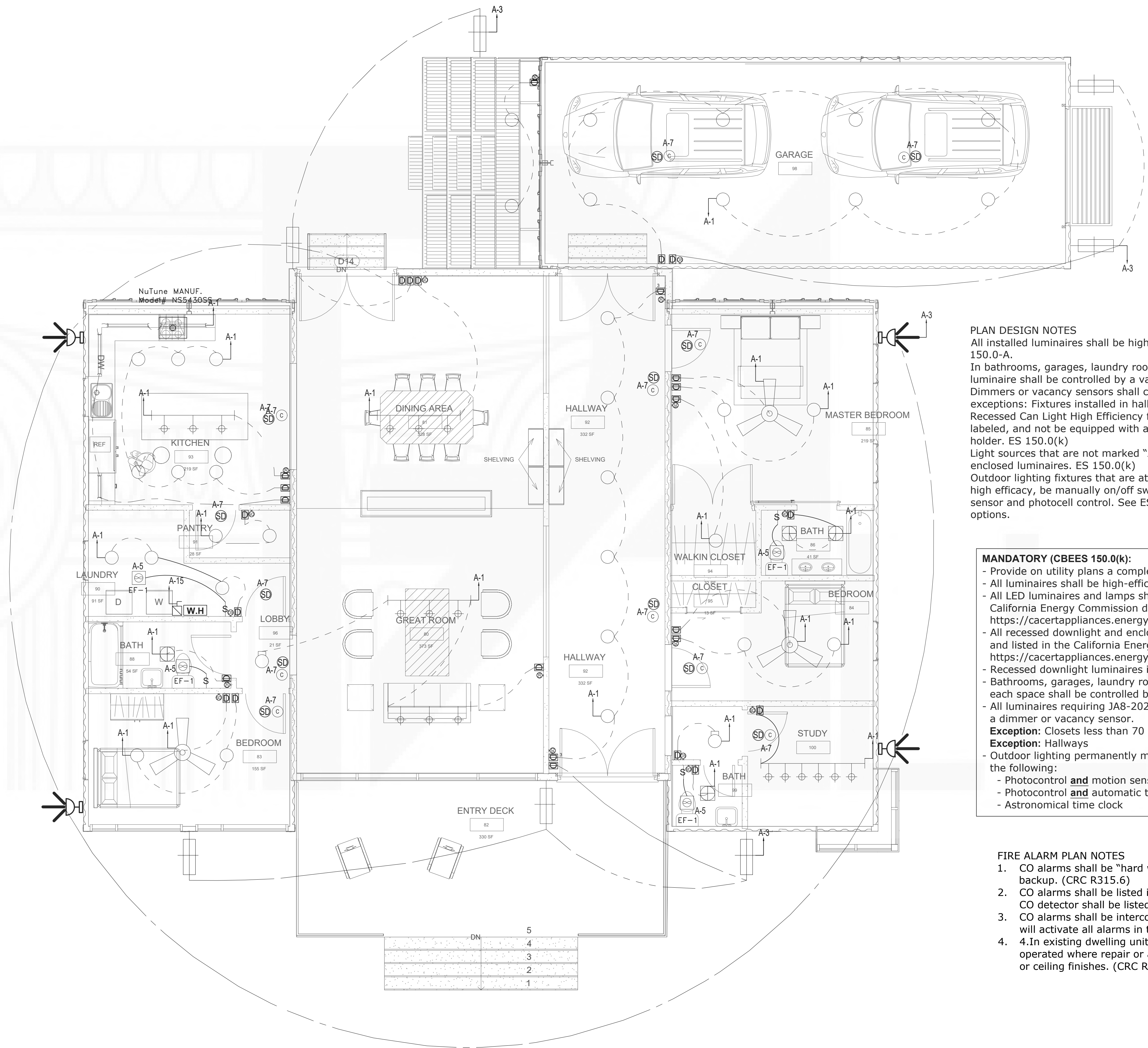
**LIGHTING
PLAN**

Scale: 1/4"=1'-0"

Date: FEB. 09, 2023

Page No.:

E2.0



PLAN DESIGN NOTES
All installed luminaires shall be high-efficacy in accordance with ES TABLE 150.0-A.
In bathrooms, garages, laundry rooms, and utility rooms at least one luminaire shall be controlled by a vacancy sensor.
Dimmers or vacancy sensors shall control all LED style luminaires. Two exceptions: Fixtures installed in hallways or (closets under 70 square feet).
Recessed Can Light High Efficiency fixtures shall be IC listed, air-tight labeled, and not be equipped with a standard medium base screw shell lamp holder. ES 150.0(k)
Light sources that are not marked "JA8-2022-E" shall not be installed in enclosed luminaires. ES 150.0(k)
Outdoor lighting fixtures that are attached to a building are required to be high efficacy, be manually on/off switch controlled and have both motion sensor and photocell control. See ES 150.0(k) 3 for additional control options.

MANDATORY (CBEES 150.0(k)):
- Provide on utility plans a complete lighting fixture schedule.
- All luminaires shall be high-efficacy in accordance with CBEES Table 150.0-A
- All LED luminaires and lamps shall be marked JA8-2022 and listed in the California Energy Commission database at <https://cacertappliances.energy.ca.gov/Pages/ApplianceSearch.aspx>
- All recessed downlight and enclosed luminaires shall be marked JA8-2016-E and listed in the California Energy Commission database at <https://cacertappliances.energy.ca.gov/Pages/AppliancesSearch.aspx>
- Recessed downlight luminaires in ceilings shall not be screw-based.
- Bathrooms, garages, laundry rooms, and utility rooms: At least one luminaire in each space shall be controlled by a vacancy sensor.
- All luminaires requiring JA8-2022 or JA8-2022-E marking shall be controlled by a dimmer or vacancy sensor.
Exception: Closets less than 70 s.f.
Exception: Hallways
- Outdoor lighting permanently mounted to building shall be controlled by one of the following:
- Photocontrol **and** motion sensor
- Photocontrol **and** automatic time-switch control
- Astronomical time clock

FIRE ALARM PLAN NOTES
1. CO alarms shall be "hard wired" and shall be equipped with battery backup. (CRC R315.6)
2. CO alarms shall be listed in accordance with UL 2034 (CRC R315.1.1). CO detector shall be listed in accordance with UL 2705 (CRC R315.7.1).
3. CO alarms shall be interconnected such that the activation of one alarm will activate all alarms in the individual dwelling unit. (CRC R315.5)
4. In existing dwelling unit a CO alarm is permitted to be battery operated where repair or alteration do not result in the removal of wall or ceiling finishes. (CRC R315.5 exceptions 1)



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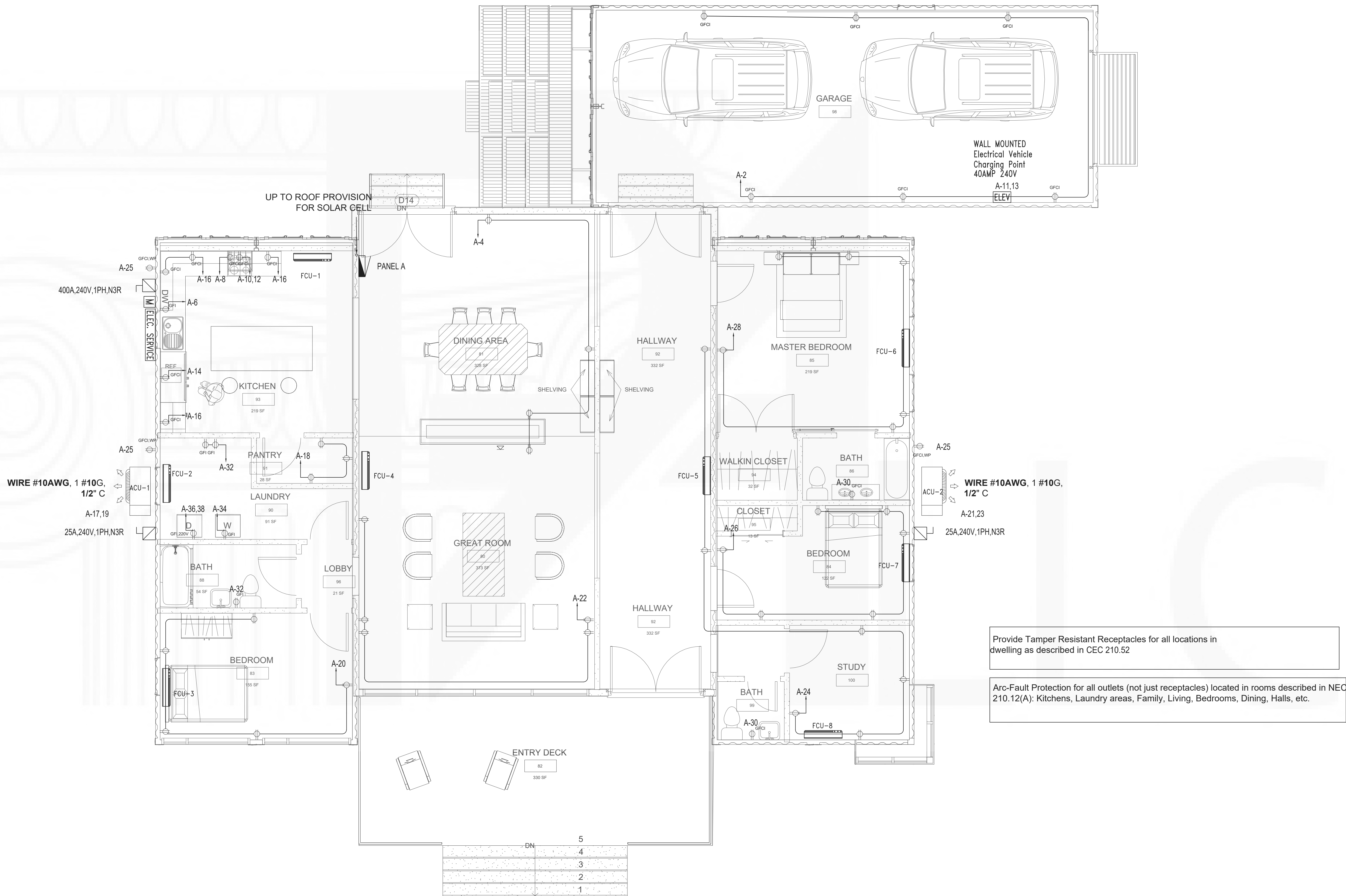
POWER PLAN

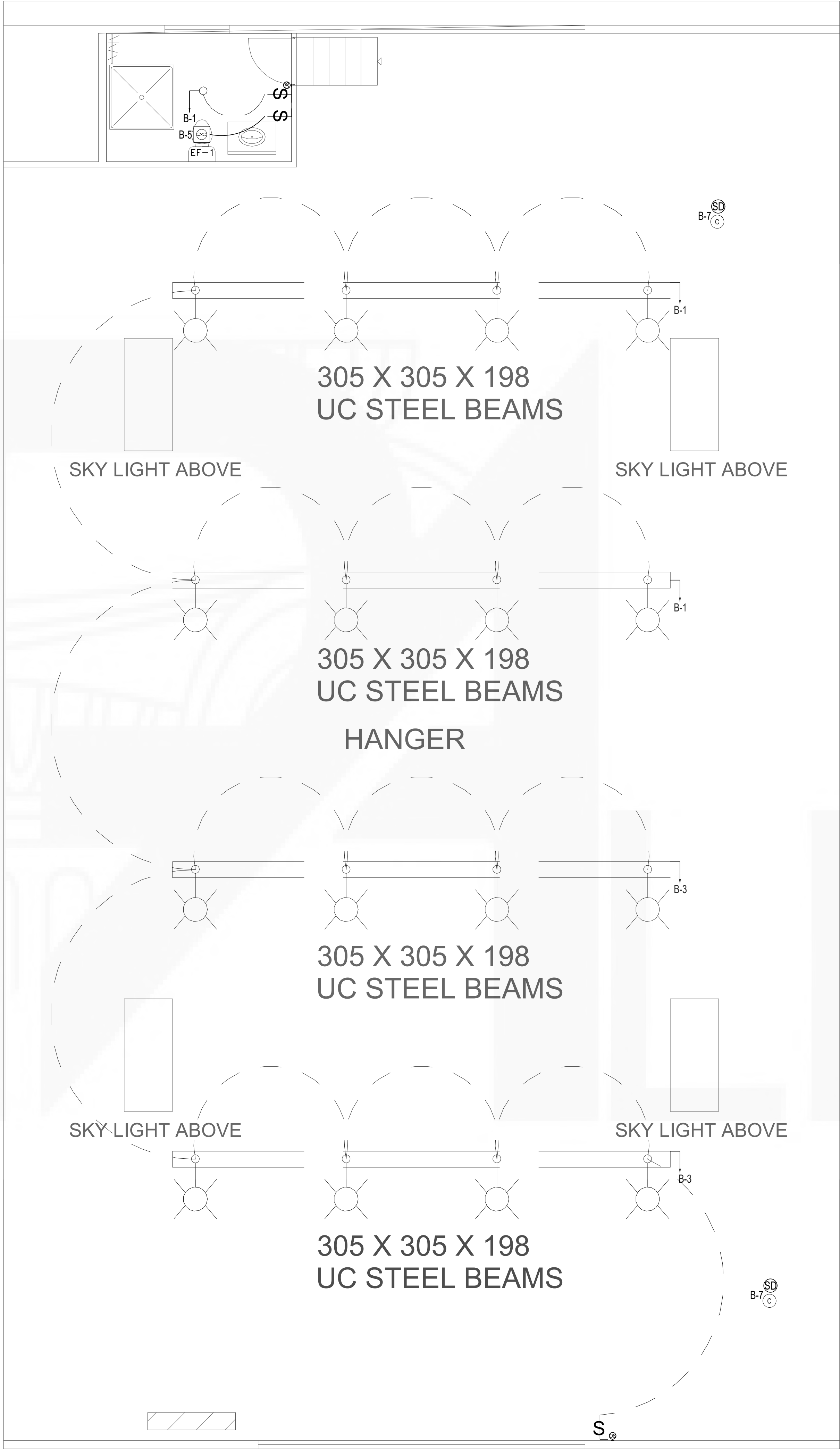
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Page No.:

E3.0





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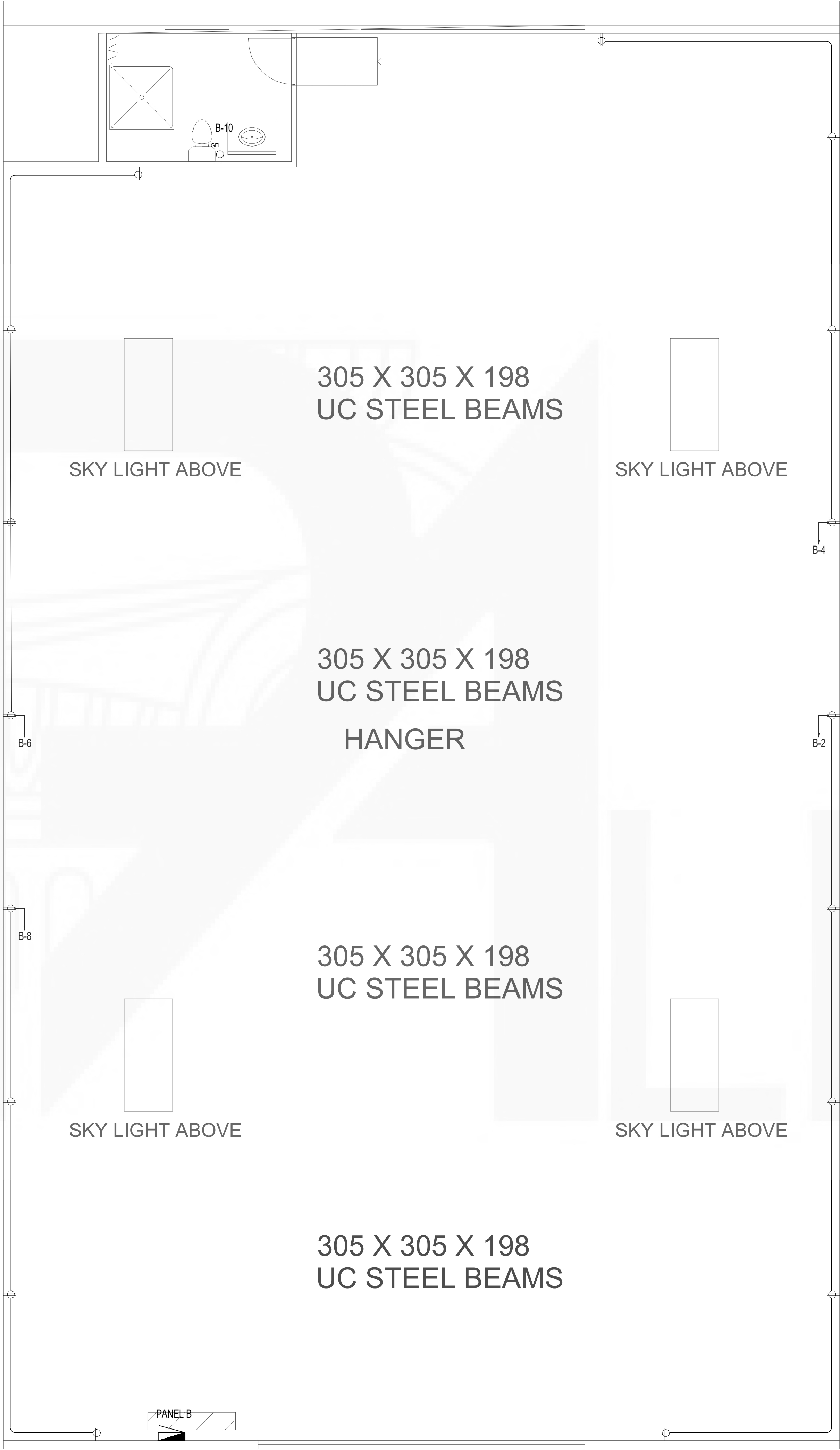
**HANGER
LIGHTING
PLAN**

Scale: 1/4"=1'-0"

Date: FEB. 09, 2023

Page No. :

E4.0



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Drawing Title:

**HANGER
POWER
PLAN**

Scale: 1/4"=1'-0"

Date: FEB. 09, 2023

Page No. :

E5.0

CONNECTED LOAD							DEMAND TOTAL	
* LOAD SUMMARY	CL	DF	A	B				
L Lighting	1.33	1.25	0.66	0.66				1.66
R Convenience Recept	3.24		1.80	1.44				3.24
H Heating (Space)		1.25						
C Cooling	0.60	1.00	0.60					0.60
A HVAC		1.00						
P Process		1.00						
O Other Continuous		1.25						
K Kitchen		0.60						
N Noncontinuous	0.60	1.00		0.60				0.60
		1.00						
Total	5.77		3.06	2.70				6.10

Total Demand Load (KVA)	6.10	
Total Demand Current (A)	25.42	
Mn. Feeder Ampacity (A)	31.77	

SYSTEM VOLTAGE	240/120V, 1Φ, 3W
BUS SIZE	100A-1" C/B BUS PLUG
SYSTEM TYPE	NORMAL
FEEDER PROT	100
CONDUCTOR SIZE	2 AWG - #6G CU
CONDUCTOR/PHASE	1
MAINS	100A MCB
SCOR	FULLY RATED
MCB RATING	80%
GROUND FAULT	NO
FEEDER LENGTH (FT)	50
FEEDER V. DROP (%)	0.810
FAULT CURRENT	
KAIC RATING	18
ENCLOSURE	TYPE 1

DESCRIPTION	*	CB	KVA	A	B	KVA	CB	DESCRIPTION	*
1 LIGHTING	L	20A-1P AFCI	0.66	1.56		0.90	20A-1P	OUTLET AT HANGER	R 2
3 LIGHTING	L	20A-1P AFCI	0.66		1.38	0.72	20A-1P	OUTLET AT HANGER	R 4
5 EXHAUST FAN	C	15A-1P	0.60	1.32		0.72	20A-1P	OUTLET AT HANGER	R 6
7 SMOKE DETECTOR	N	20A-1P	0.60		1.32	0.72	20A-1P	OUTLET AT HANGER	R 8
9 SPARE		20A-1P		0.18		0.18	20A-1P	GFCI OUTLET AT HANGER	R 10
11 SPARE		20A-1P					20A-1P	SPARE	12
13 SPARE		20A-1P					20A-1P	SPARE	14
15 SPARE		20A-1P					20A-1P	SPARE	16
17 SPARE		20A-1P					20A-1P	SPARE	18

(KVA)	
Total Connected Load	3.06 2.70

PANEL A

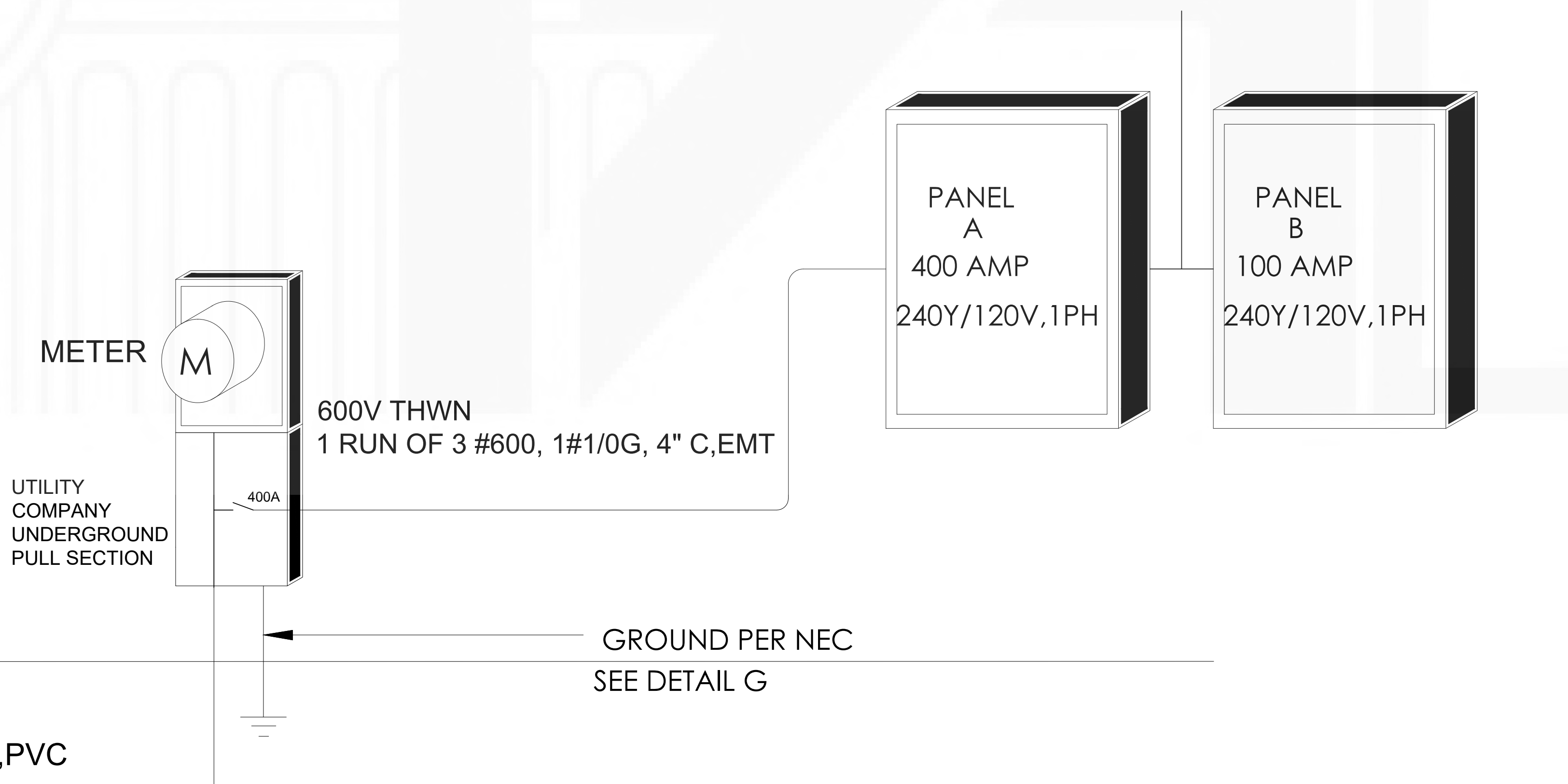
CONNECTED LOAD					DEMAND TOTAL
* LOAD SUMMARY	CL	DF	A	B	
L Lighting	1.13	1.25	0.58	0.55	1.41
R Convenience Recept	15.06		7.95	7.11	12.53
H Heating (Space)	0.50	1.25		0.50	0.63
C Cooling	11.68	1.00	6.14	5.54	11.68
A HVAC		1.00			
P Process		1.00			
O Other Continuous	7.68	1.25	3.84	3.84	9.60
K Kitchen	7.05	0.65	4.20	2.85	4.58
N Noncontinuous	6.36	1.00	2.70	3.66	6.36
		1.00			
Total	49.46		25.41	24.05	46.79
Total Demand Load (KVA)					46.79
Total Demand Current (A)					194.96
Min. Feeder Ampacity (A)					243.70

SYSTEM VOLTAGE	240/120V, 1φ, 3W
BUS SIZE	400A-1P CB BUS PLUG
SYSTEM TYPE	NORMAL
FEEDER PROT	400
CONDUCTOR SIZE	600-kcmil - #1/0 CU
CONDUCTOR/PHASE	1
MAINS	400A MCB
SCOR	FULLY RATED
MCB RATING	80%
GROUND FAULT	NO
FEEDER LENGTH (FT)	50
FEEDER V. DROP (%)	0.358
FAULT CURRENT	
KAIC RATING	18
ENCLOSURE	TYPE 1

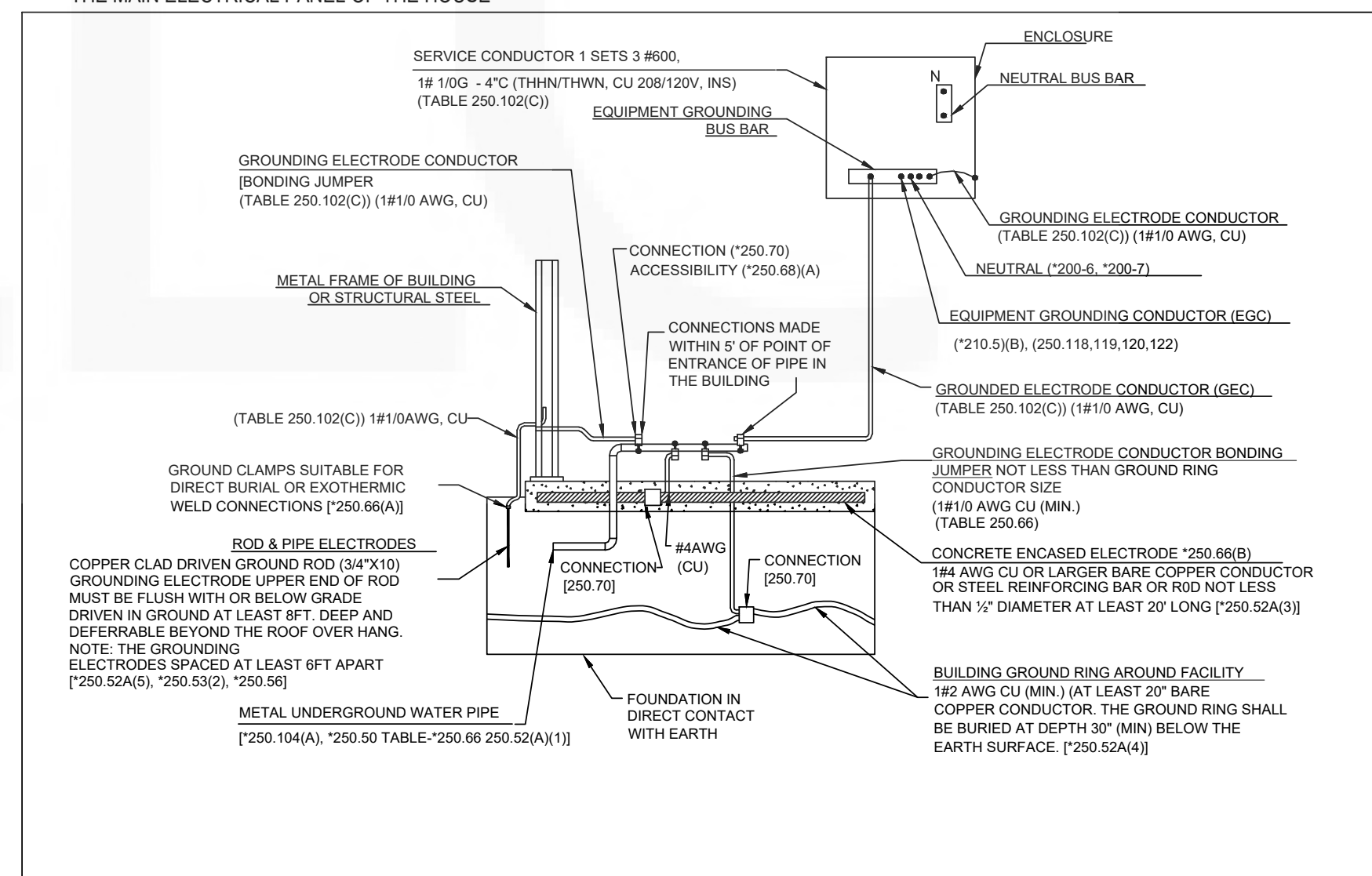
	DESCRIPTION	*	CB	KVA	A	B	KVA	CB	DESCRIPTION	*
1	LIGHTING	L	20A-1P AFGI	0.58	1.66		1.08	20A-1P AFGI	GFCI OUTLET AT GARAGE	R 2
3	OUTDOOR LIGHTING	L	20A-1P	0.55		1.27	0.72	20A-1P AFGI	OUTLET AT DINING AREA	R 4
5	EXHAUST FAN	C	15A-1P	0.60	1.80		1.20	20A-1P AFGI	DISH WASHER	K 4
7	SMOKE DETECTOR	N	20A-1P	0.60		1.20	0.60	20A-1P AFGI	HOOD	K 6
9	SPARE		20A-1P		2.25		2.25	30A-2P GFCI	RANGE / OVEN	K 1
11	EV CHARGER	O		3.84		6.09	2.25			K 1
13		O	40A-2P		3.84	4.59	0.75	20A-1P AFGI	FRIIDGE	K 1
15	WATER HEATER	H	20A-1P	0.50		1.22	0.72	20A-1P AFGI	GENERAL GFCI OUTLET AT KITCHEN	R 1
17	ACU-1	C		2.77	3.31		0.54	20A-1P AFGI	OUTLET AT PANTRY	R 1
19		C	25A-2P		2.77	3.49	0.72	20A-1P AFGI	OUTLET AT BEDROOM	R 2
21	ACU-2	C		2.77	3.67		0.90	20A-1P AFGI	GENERAL AT GREAT ROOM	R 2
23		C	25A-2P		2.77	3.85	1.08	20A-1P AFGI	OUTLET AT STUDY ROOM & HALLWAY	R 2
25	GFCI OUTLET AT OUTDOOR	R	20A-1P GFCI	0.54	1.62		1.08	20A-1P AFGI	OUTLET AT BEDROOM	R 2
27	PANEL B	N		3.06		4.14	1.08	20A-1P AFGI	OUTLET AT MASTER BEDROOM	R 2
29		N	100A-2P	2.70	3.06		0.36	20A-1P GFCI	GFCI OUTLET AT BATHROOM	R 3
31	SPARE		20A-1P			0.54	0.54	20A-1P GFCI	GFCI OUTLET AT BATHROOM & LAUNDRY	R 3
33	SPARE		20A-1P	1.20		1.20	20A-1P		WASHING MACHINE	R 3
35	SPARE		20A-1P			2.25	2.25		DRYER	R 3
37	SPARE		20A-1P	2.25		2.25		30A-2P		R 3
39	SPARE		20A-1P					20A-1P	SPARE	4
41	SPARE		20A-1P					20A-1P	SPARE	4
(KVA)										
Total Connected Load					25.41	24.05				

Available Fault Current Calculation			
Utility Fault Current		42,000 amperes	kVA = 47 E = 240 trans. FLA = 196
$I = \frac{kVA \times 1000}{E} = \text{trans. FLA}$			
$I_{SCA} = \frac{\text{trans. FLA} \times 100 \times PF}{\text{transformer Z}}$		PF = 95% Z = 4.00%	$I_{SCA} = \text{amperes short-circuit current RMS symmetrical.}$
Point to Point Method		Single Phase 240/120	
$I' \text{ factor} = \frac{2 \times L \times I}{N \times C \times E \times L-N}$		Length (distance) FEET L = 50 (ASC) $I_{SCA} = 42,000$ # conductors per phase N = 1 Phase conductor constant C = 22,965 Phase Conductor Volt Line to Line E L - L = 240 Volt f = 0.762 Neutral conductor constant C = 22,965 Neutral Conductor Volt Line to Neutral E L - N = 120 Volt f = 2.286	
Multiplier		M = $\frac{1}{1 + f}$ Line to Line M = 0.568 Line to Neutral M = 0.304	
$I_{SCA} \times M = \text{fault current at terminals of main disconnect L - L}$		23,836 amperes	
$I_{SCA} \times M = \text{fault current at terminals of main disconnect L - N}$		19,172 amperes	
Fault Current from PANEL A Copper in Metal Raceway			
$I' \text{ factor} = \frac{2 \times L \times I}{N \times C \times E \times L-N}$		Length (distance) L = 50 (ASC) $I_{SCA} = 23,836$ Phase # conductors per phase N = 1 19,172 Neutral Phase conductor constant C = 22,965 Phase Conductor Volt Line to Line E L - L = 240 Volt f = 0.432 Neutral conductor constant C = 22,965 Neutral Conductor Volt Line to Neutral E L - N = 120 Volt f = 0.696	
Multiplier		M = $\frac{1}{1 + f}$ Line to Line M = 0.698 Line to Neutral M = 0.590	
$I_{SCA} \times M = \text{fault current at terminal of the panel L - L}$		16,640 amperes	
$I_{SCA} \times M = \text{fault current at terminal of the panel L - N}$		11,306 amperes	
Calculation does not include motor contribution			

ELECTRICAL LOAD ANALYSIS			
AREA -		2080 SQ. FT.	
LOAD			VA
LTG/GEN RECEPT 3VA/SQ. FT X 900			6240
Small Appliance (3-20ACK By CEC 210.11)			4500
Bathroom(1-20ACKT By CEC210.11):			720
Dishwasher:			1200
Garbage Disposal:			800
Dryer:			5700
FREEZER			700
Cooktop:			6000
Refrigerator:			800
Water Heater:			500
EXHAUST/ VENT HOOD:			600
Smoke detector:			600
SUBTOTAL			28360
FIRST 10,000 @ 100%			10,000
REMAINDER @40%			7344
EV CHARGER			7680
HVAC -CLG			11088
TOTAL SERVICE LOAD			36,112
TOTAL SERVICE AMPS			150.5 AMP
AT 120/240, 1 PH, 3 W			



UPPER GROUND NOTE :
ALL STEEL REBARS MEASURING 1/2" OR MORE IN DIAMETER AND 20' OR LONGER IN LENGTH THAT IS ENCASED IN NOT LESS THAN 2 INCHES OF CONCRETE SHALL BE BONDED TO THE BUILDING'S GROUNDING ELECTRODE SYSTEM IN ACCORDANCE WITH CEC 250 (ELECTRICAL SUB CODE) SECTION 250.52(A)(3). THE "UFER" GROUND CAN BE 20 L.F. OF #2 OR #4 COPPER WIRING LAID INSIDE THE FOOTING AND THE SAME WIRE IS LONG ENOUGH TO REACH TO THE LOCATION OF THE MAIN ELECTRICAL PANEL OF THE HOUSE. UFER GROUND CAN BE (1) L-SHAPED PIECE OF #4 STEEL REBAR CONNECTED TO THE OTHER STEEL REBAR IN THE FOOTING AND STICKING OUT IN SUFFICIENT LENGTH FOR CONNECTION AT THE LOCATION OF THE MAIN ELECTRICAL PANEL OF THE HOUSE



**DETAIL "G" OF GROUNDING ELECTRODE SYSTEM (*250.50)
& GROUNDING ELECTRODES (*250.52) AS SERVICE**

SCALE: NTS

PLUMBING SPECIFICATIONS

THE WORK INCLUDES MODIFICATION TO THE EXISTING PLUMBING SYSTEM AND PROVIDING NEW MATERIALS, FITTINGS AND ACCESSORIES NECESSARY FOR A COMPLETE FUNCTIONING PLUMBING SYSTEM. THE WORK ALSO INCLUDES ROUGH-IN AND FINAL CONNECTIONS TO FOOD SERVICE EQUIPMENT AND BEVERAGE DISPENSING EQUIPMENT PROVIDED BY OTHERS. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND/OR ORDINANCES AND IS SUBJECT TO INSPECTION.

HOOK-UP CHARGES, PERMITS AND ALL OTHER EXPENSES RELATED TO A COMPLETE AND FUNCTIONING PLUMBING SYSTEM ARE INCLUDED AS A PART OF THIS SECTION.

WARRANTY: PROVIDE LABOR AND MATERIALS TO REPAIR OR REPLACE DEFECTIVE PARTS AND MATERIALS AS REQUIRED FOR ONE YEAR AFTER SUBSTANTIAL COMPLETION OR OWNER ACCEPTANCE OF THE COMPLETED PROJECT. PROVIDE A SEPARATE LINE ITEM DEDUCT AMOUNT ON THE PROPOSAL FORM TO DELETE WARRANTY SERVICE, AT THE OWNER'S OPTION.

THE INTENT OF THE DRAWINGS IS TO INDICATE THE GENERAL EXTENT OF WORK REQUIRED FOR THE PROJECT. THE DRAWINGS FOR PLUMBING WORK ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, FIXTURES AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENTS. REFER TO MANUFACTURER'S STANDARD ROUGH-IN DRAWINGS FOR PLUMBING FIXTURE INSTALLATION REQUIREMENTS. COMPLY WITH ALL APPLICABLE ADA INSTALLATION REQUIREMENTS.

COORDINATE WITH THE WORK OF OTHER SECTIONS, EQUIPMENT FURNISHED BY OTHERS, AND WITH THE CONSTRAINTS OF THE EXISTING CONDITIONS OF THE PROJECT SITE.

PIPING SYSTEMS – GENERAL: ALL PIPING SHALL BE RUN PARALLEL TO BUILDING LINES AND SUPPORTED AND ANCHORED AS REQUIRED TO FACILITATE EXPANSION AND CONTRACTION. ALL PIPING SHALL BE CONCEALED EXCEPT IN UNFINISHED SPACES. INSTALL AS REQUIRED TO MEET ALL CONSTRUCTION CONDITIONS AND TO ALLOW FOR INSTALLATION OF OTHER WORK SUCH AS DUCTS AND ELECTRICAL CONDUIT. AT ALL CONNECTIONS BETWEEN FERROUS PIPING AND NONFERROUS PIPING, PROVIDE AN ISOLATING DIALECTIC UNION. ALL HANGERS SHALL BE COMPATIBLE WITH PIPING MATERIAL TO PREVENT CORROSION.

PROVIDE ALL FITTINGS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY TO FACILITATE THE PLUMBING SYSTEM'S FUNCTIONING AS INDICATED BY THE DESIGN AND THE EQUIPMENT INDICATED.

FIXTURES/EQUIPMENT FURNISHED BY OTHERS: PLUMBING CONTRACTOR SHALL PROVIDE UTILITY CONNECTIONS REQUIRED SUCH AS WATER, GAS, AIR, SUPPLIES, WASTE OUTLET, TRAPS, ETC. AT ALL PLUMBING TYPE FIXTURES OR EQUIPMENT FURNISHED BY OWNER, GENERAL CONTRACTOR, FOOD SERVICE CONTRACTOR, EQUIPMENT SUPPLIER, ETC. INCLUDING ARE STOP VALVES, ESCUTOCHONS, AND CHROME PLATED BRASS TUBING WITH COMPRESSION FITTINGS.

SEWER AND WASTE PIPING: PROVIDE ALL DRAINS AND SEWERS WITHIN THE SPACE WITH CONNECTION TO THE EXISTING DRAINAGE SYSTEMS ON-SITE. SANITARY DRAINAGE PIPING ABOVE FLOOR SHALL BE CO-EXTRUDED PVC DWV (SCHEDULE 40) PIPE, FITTINGS AND CONNECTIONS. SANITARY DRAINAGE PIPING BELOW GRADE SHALL BE CO-EXTRUDED PVC DWV (SCHEDULE 40) PIPE WITH SOLVENT WELD FITTINGS MAY BE USED (WHERE PERMITTED BY CODE/LOCAL AUTHORITIES). ALL DRAINAGE PIPING SHALL BE UNIFORMLY PITCHED, 1/4" PER FOOT UNLESS OTHERWISE REQUIRED BY EXISTING CONDITIONS, OR INDICATED ON THE DRAWINGS.

VENTS: PROVIDE A COMPLETE SYSTEM OF STANDARD WEIGHT CAST IRON NO-HUB VENT RISERS WHERE THE CEILING SPACE IS USED AS A RETURN AIR FLENUM OR USE CO-EXTRUDED PVC DWV (SCHEDULE 40) PIPE (WHERE PERMITTED BY CODE/LOCAL AUTHORITIES) WHERE THERE IS A DUCTED RETURN AIR SYSTEM. DO NOT USE PVC PIPE IN RETURN AIR FLENUM SPACES. THE VENT SYSTEM SHALL BE CARRIED THROUGH THE ROOF WITH APPROPRIATE FLASHING.

CONDENSATE AND INDIRECT DRAIN PIPING:PIPING ABOVE FLOOR SHALL BE CO-EXTRUDED PVC DWV (SCHEDULE 40) PIPE, FITTINGS AND CONNECTIONS. PIPING BELOW GRADE SHALL BE CO-EXTRUDED PVC DWV(SCHEDULE 40) PIPE WITH SOLVENT WELD FITTINGS.

CLEANOUTS: PROVIDE CLEANOUTS AT THE END OF EACH HORIZONTAL RUN, AND AT THE BASE OF ALL VERTICAL WASTE AND DRAIN PIPES. CLEANOUTS SHALL BE OF THE SAME SIZE AS THE PIPES THEY SERVE, CONFORMING TO CODE REQUIREMENTS. PROVIDE SUITABLE WALL OR FLOOR CLEANOUTS WITH ACCESSORIES TO OBSCURE FROM VIEW.

WATER DISTRIBUTION PIPING: LAYOUT WATER PIPING SO THAT THE ENTIRE SYSTEM CAN BE DRAINED. HOT AND COLD WATER PIPING SHALL BE 1/2" MIN. CPVC PIPE WITH SOLVENT FITTING. PROVIDE WATER HAMMER ARRESTERS AT EACH FIXTURE OR GROUP OF FIXTURES AS REQUIRED. INSTALL CHROME PLATED BRASS ESCUTOCHON PLATES AT ALL PENETRATIONS THROUGH FINISHED SURFACES (INCLUDING CABINET INTERIORS).

PIPE INSULATION: INSULATE (AS ALLOWED BY CODE) ALL LISTED SERVICE PIPING AS FOLLOWS. DOMESTIC COLD/HOT WATER, HOT WATER RETURN, STORM WATER PIPING. PROVIDE 1" PREFORMED FIBERGLASS, ASJ/SS-11, FLAME SPREAD 25, SMOKE DEVELOPED 50, ASTM C-547, FOR CONDENSATE PIPING PROVIDE 1/2" THICK INSULATION OF SAME CHARACTERISTICS AS LISTED FOR 1" ABOVE, WHERE PERMITTED BY LOCAL CODES, PROVIDE 1/2" SELF-ADHESIVE UNICELLULAR FOAM PIPE INSULATION WITH PRE-FORMED PVC FITTING COVERS – EQUAL TO SELF-ADHESIVE ARMSTRONG 2000 WITH K FACTOR OF 0.27 AT 75 DEGREES MEAN TEMPERATURE. INSULATE ANY EXPOSED CONDENSATE PIPING WITH WASTE TEMPERATURE BELOW 60 DEGREES F.

SHUTOFF VALVES, WITH UNIONS SHALL BE PROVIDED FOR SERVICE TO EACH PLUMBING FIXTURE, FOOD SERVICE EQUIPMENT ITEM OR OTHER EQUIPMENT ITEM, TO FACILITATE ISOLATION FOR REPAIR OR REPLACEMENT. VALVES SHALL BE EQUAL TO JENKINS #902-1 BALL VALVE, CHROME-FINISHED BRONZE, TEFLON SEATS AND PACKING, 400 LB. W.O.C., SOLDER END.

ACCESS PANELS SHALL BE PROVIDED WHERE CONCEALED CONTROL DEVICES, VALVES, ETC. ARE CONCEALED WITHIN WALLS. WHERE ACCESS FOR ADJUSTMENT AND MAINTENANCE IS POSSIBLE THROUGH LAY-IN SUSPENDED CEILING, ACCESS PANELS ARE NOT REQUIRED.

PIPING SYSTEM– PVC SCHEDULE 40, SCHEDULE 80 AND CPVC PIPE WITH SOLVENT FITTINGS SHALL BE USED WHERE PERMITTED BY CODE/LOCAL AUTHORITIES.

INSTALLATION: THOROUGHLY CLEAN ITEMS BEFORE INSTALLATION. CAP PIPE OPENINGS TO EXCLUDE DIRT UNTIL FIXTURES ARE INSTALLED AND FINAL CONNECTIONS HAVE BEEN MADE. PROCEED AS RAPIDLY AS CONSTRUCTION WILL PERMIT. SET FIXTURES LEVEL AND IN PROPER ALIGNMENT. INSTALL SUPPLIES IN PROPER ALIGNMENT WITH FIXTURES. INSTALL SILICONE SEALANT BETWEEN FIXTURES AND ADJACENT MATERIAL, FOR SANITARY JOINT, AND OMIT ESCUTOCHONS.

REPAIR EXISTING PLUMBING SYSTEM COMPONENTS DAMAGED BY CONSTRUCTION OPERATIONS AND RESTORE TO ORIGINAL CONDITIONS.

TEST WATER SYSTEM UNDER 150 PSIG HYDROSTATIC PRESSURE, FOR FOUR (4) HOURS MINIMUM. WHEN TESTING INDICATES MATERIALS OR WORKMANSHIP IS DEFICIENT, REPLACE OR REPAIR AS REQUIRED, AND REPEAT TEST UNTIL STANDARDS ARE ACHIEVED.

ROOF PENETRATIONS SHALL COMPLY WITH "SMACNA" AND "NRCA" STANDARDS, AND WITH THE REQUIREMENTS OF THE EXISTING ROOFING WARRANTY, IF APPLICABLE. DO NOT PERFORM ROOFING PENETRATIONS IN A MANNER WHICH WOULD VOID OR OTHERWISE LIMIT THE EXISTING ROOFING WARRANTY.

GENERAL NOTES

1. THE INTENT OF THESE PLANS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, EQUIPMENT, MATERIALS, AND SERVICES NECESSARY TO FINISH, INSTALL, TEST, AND ADJUST A COMPLETE WORKABLE PLUMBING INSTALLATION AS SHOWN, PRESCRIBED, OR REASONABLY IMPLIED BUT NOT LIMITED TO THAT EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS, BUT NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE INTENT THEREOF.

2. THE ENTIRE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE 2022 UNIFORM PLUMBING CODE, 2022 INTERNATIONAL BUILDING CODE, 2022 INTERNATIONAL ENERGY CONSERVATION CODE AND ALL OTHER APPLICABLE CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION. IN THE EVENT OF CONFLICT BETWEEN SPECIFICATIONS, CODES, AND REGULATIONS, THE MORE RESTRICTIVE SHALL APPLY.

3. COORDINATE ENTIRE INSTALLATION OF THE PLUMBING SYSTEM WITH THE WORK OF OTHER TRADES PRIOR TO ANY FABRICATION OR INSTALLATION. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. REPORT ANY DISCREPANCIES, IN WRITING, TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORK.

4. CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS WITH ALL CHANGES NOTED THEREON AT THE COMPLETION OF THE PROJECT IN ACCORDANCE WITH THE SPECIFICATIONS.

5. PROVIDE ONE YEAR WARRANTY ON ALL PARTS AND LABOR.

6. THE DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO SHOW SCOPE. CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES TO PROVIDE THE BEST ARRANGEMENT OF ALL DUCT, PIPE, CONDUIT, ETC.

7. ALL CUTTING AND PATCHING OF THE EXISTING STRUCTURE SHALL BE PROVIDED UNDER OTHER SECTIONS OF THE WORK. PROVIDE NECESSARY REQUIREMENTS TO THE PROJECT SUPERINTENDENT.

8. ALL HOT WATER PIPING AND RECIRCULATION PIPING (EXCEPT RUNOUTS 12 FT. OR SHORTER TO INDIVIDUAL FIXTURES) SHALL BE INSULATED TO MEET THE REQUIREMENTS OF THE 2022 INTERNATIONAL ENERGY CONSERVATION CODE.

9. CONDENSATE DRAINS SHALL BE PROVIDED FOR EACH AIR CONDITIONING UNIT. HORIZONTAL CONDENSATE DRAINS ABOVE ANY CEILING SHALL BE INSULATED WITH MIN. 3/8" THICK CLOSED CELL INSULATION.

10. PIPING:
A. WASTE, VENT, AND STORM DRAIN PIPING SHALL BE CO-EXTRUDED PVC SCHEDULE 40) PIPE
B. WATER PIPE SHALL BE CPVC PIPE
C. CONDENSATE PIPING SHALL BE CO-EXTRUDED PVC (SCHEDULE 40) PIPE
D. INSIDE GAS PIPING SHALL BE BLACK IRON SCHEDULE 40 WITH MALLEABLE IRON FITTINGS. OUTSIDE SHALL BE GALVANIZED IRON SCHEDULE 40 WITH GALVANIZED FITTINGS. GAS LINE TO BE PAINTED GRAY IN COLOR. A 24 HOUR METEROED GAS TEST SHALL BE REQUIRED.
E. ALL PIPING NOT ENCLOSED IN CONDITION SPACE OR AT EXTERIOR WALLS SHALL BE INSULATED.
F. PIPING: PVC SCHEDULE 40, SCHEDULE 80 AND CPVC PIPING WITH SOLVENT WELD FITTINGS SHALL BE USED WHERE PERMITTED BY CODE/LOCAL AUTHORITIES

11. ALL VENTS OR EXHAUSTS SHALL BE AT LEAST 10 FT. AWAY OR 3 FT. ABOVE ANY WINDOW, DOOR, OPENING, OR AIR INTAKE.

12. CLEANOUTS SHALL BE INSTALLED PER THE UNIFORM PLUMBING CODE.

13. PROVIDE WATER TIGHT FLASHINGS WHEREVER PIPES PASS THROUGH EXTERIOR WALLS, ROOFS, OR FLOORS.

14. PROVIDE ISOLATION FOR ALL PIPES THAT COME IN CONTACT WITH THE STRUCTURE.

15. LOCATION OF EXISTING UTILITIES AND POINTS OF CONNECTION ARE APPROXIMATE. CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND DEPTHS OF EXISTING UTILITIES AND SERVICES PRIOR TO STARTING WORK OF THIS SECTION. IF INDICATED. POINTS OF CONNECTION CANNOT BE MADE TO EXISTING UTILITIES AS FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO INSTALLING ANY WORK WHICH MAY BE AFFECTED.

16. VALVES SHALL BE NIBCO, JENKINS, HAMMOND, RED & WHITE OR APPROVED EQUAL. SERVICE PRESSURE SHALL BE SUITABLE FOR SERVICE INTENDED. THE MAIN WATER SHUT OFF VALVE SHALL BE A FULL PORT BALL TYPE AND APPROVED FOR SERVICE INTENDED.

17. CONTRACTOR SHALL PROVIDE ALL SHUT OFF VALVES AS NECESSARY TO ISOLATE ANY EQUIPMENT, PLUMBING ITEMS, OR FIXTURES, THAT MAY NEED SERVICING OR ARE SUBJECT TO FAILURE WHETHER OR NOT SUCH VALVES ARE SHOWN ON THE DRAWINGS.

18. PROVIDE HANGERS AND SUPPORTS AS REQUIRED. PLUMBERS TAPE AND WIRE ARE NOT ACCEPTABLE.

19. CONTRACTOR IS RESPONSIBLE FOR HIS OWN TRENCHING, BACKFILL, AND COMPACTION OF TRENCHES NECESSARY TO COMPLETE HIS SCOPE OF WORK. BACKFILLED TRENCHES SHALL BE RETURNED TO THEIR ORIGINAL GRADE UNLESS NOTED OTHERWISE.

20. CONTRACTOR SHALL AFFIX A MAINTENANCE LABEL TO ALL EQUIPMENT REQUIRING ROUTINE MAINTENANCE AND SHALL PROVIDE MAINTENANCE AND OPERATIONAL MANUALS IN ACCORDANCE WITH THE SPECIFICATIONS.

21. ALL EQUIPMENT THAT REQUIRES KEYS OR SPECIAL TOOLS TO OPERATE SHALL SUPPLY THE OWNER WITH TWO OF ANY SUCH KEYS OR TOOLS FOR EACH PIECE OF EQUIPMENT THAT REQUIRE THE SAME.

25. ANY CHANGE OR DEVIATION FROM THESE PLANS OR SPECIFICATIONS SHALL REQUIRE THE APPROVAL, IN WRITING, OF THE ENGINEER PRIOR TO COMMENCEMENT OF SUCH WORK.

26. ALL PLUMBING, ELECTRICAL, AND GAS LINES SHALL BE CONCEALED WITHIN THE BUILDING STRUCTURE TO AS GREAT EXTENT AS POSSIBLE. ALL LINES NOT CONCEALED SHALL BE SECURED 6" OFF THE FLOOR AND 3/4" FROM THE WALLS USING STANDOFF BRACKETS

27. AN APPROVED BACKFLOW PREVENTOR SHALL BE PROPERLY INSTALLED UPSTREAM OF ANY POTENTIAL HAZARD BETWEEN THE POTABLE WATER SUPPLY AND SOURCE OF CONTAMINATION.

28. WATER SUPPLY CARBONATORS SHALL BE PROTECTED BY AN APPROVED REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTOR. THE RELIEF VALVE SHALL DRAIN IN-DIRECTLY TO A FLOOR SINK WITH A 1" MIN. AIR GAP.

PLUMBING FIXTURE FLOW RATE	
FIXTURE TYPE	MAXIMUM FLOW RATE
Water closets	1.28 gpm @ 80 psi
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets	1.2 gpm @ 80 psi
Kitchen faucets	1.8 gpm @ 80 psi

PIPE MATERIAL SCHEDULE

SERVICE	COPPER TYPE "M"	COPPER TYPE "L"	COPPER TYPE "K"	CAST IRON	BLACK STEEL	GALV. STEEL	VTRIL CLAY	ABS	SCH 40 PVC	SCH 40 CPVC	REMARKS
WATER PIPING	INSIDE OUTSIDE	X							X		
SANITARY DRAIN	INSIDE OUTSIDE								X		
SANITARY VENT	INSIDE OUTSIDE								X		
GAS PIPING	INSIDE OUTSIDE				X	X					
STORM DRAIN	INSIDE OUTSIDE								X		
INDIRECT DRAINAGE	INSIDE OUTSIDE								X		
CONDENSATE	INSIDE OUTSIDE								X		
COMPRESSED AIR	INSIDE OUTSIDE				X	X					

NOTES:

PLUMBING LEGEND

SYMBOL	ABBREVI	DESCRIPTION
SS or W	NEW SEWER OR WASTE	
V	NEW VENT	
CV	NEW COLD WATER	
HW	NEW HOT WATER	
G	NEW GAS	
CD	NEW CONDENSATE DRAIN	
CA	COMPRESSED AIR	
FCO	FLOOR CLEANOUT	
WCO	WALL CLEANOUT	
FD	FLOOR DRAIN	
FS	FLOOR SINK	
TP	TRAP PRIMER & TRAP PRIMER PIPING	
SOV	SHUT-OFF VALVE	
CV	CHECK VALVE	
PRV	BACKFLOW PREVENTER W/ SOVS	
T & P		
DN	PIPE DOWN	
UP	PIPE UP	
POC	POINT OF CONNECTION	
PL	PLUMBING NOTE CALL-OUT	
ABV	ABOVE	
ABF	ABOVE FINISH FLOOR	
AP	ACCESS PANEL	
BL	BELOW	
BLDG	BUILDING	
CLG	CEILING	
CONT	CONTRIBUTION	
EL	ELEVATION	
FIN	FINISH	
FL	FLOOR	
OR	GRADE	
NTS	NOT TO SCALE	
OC	ON CENTER	
SC	SLOPE AT A PERCENTAGE	
SHT	SHEET	
TYP	TYPICAL	
VIR	VENT THRU ROOF	

2022 California Building Code
2022 California Residential Code
2022 California Fire Code
2022 California Electrical Code
2022 California Mechanical Code
2022 California Plumbing Code
2022 California Green Building Standards Code
2022 California Historical Building Code
2022 California Referenced Standards Code
2022 California Administrative Code
2022 California Energy Code
ACI 318-14 (Structural Concrete)
TMS 402/602-16 (Structural Masonry)
ASCE 7-16 (Design Loads for Structures)

NOTES:

1-Projects which disturb less than one acre of soil shall manage storm water drainage during construction by one of the following: A. Retention basins. B. Where storm water is conveyed to a public drainage system, water shall be filtered by use of a barrier system, wattle or other approved method.
2-Site grading or drainage system will manage all surface water flows to keep water from entering buildings (swales, water collection, French drains, etc.). CGC Section 4-100.3. Exception: Additions not altering the drainage path.
3-When a shower is provided with multiple shower heads, the sum of flow to all the heads shall not exceed 1.8 gpm @ 80 psi, or the shower shall be designed so that only one head is on at a time. CGC Section 4.303.1.3.2.
4-Landscape irrigation water use shall have weather or soil based controllers. CGC Section 4.304.1.
5-The plans that a minimum of 65% of construction waste is to be recycled. CGC Section 4.408.1.
6-The contractor shall submit a Construction Waste Management Plan, per CGC Section 4.408.2.
7-The builder is to provide an operation manual (containing information for maintaining appliances, etc.) for the owner at the time of final inspection. CGC Section 4.410.1.
8-The gas (replaces) shall be a direct vent sealed combustion type. Woodstove or pellet stoves must be US EPA Phase II rated appliances. CGC Section 4.503.1.

WATER SAVING STANDARDS.

THE WATER SAVING PERFORMANCE STANDARDS FOR A PLUMBING FIXTURE ARE THOSE ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), CURRENT REVISION, OR THE FOLLOWING STANDARDS, WHICHEVER ARE THE MORE RESTRICTIVE

1.THE MAXIMUM FLOW FROM A SINK OR LAVATORY FAUCET OR A FAUCET AERATOR SHALL NOT EXCEED 0.5 GALLONS OF WATER PER MINUTE AT A PRESSURE OF 60 POUNDS PER SQUARE INCH WHEN TESTED IN ACCORDANCE WITH ANSI TESTING PROCEDURES

2.THE MAXIMUM VOLUME OF WATER PER FLUSH FROM A TOILET SHALL NOT EXCEED AN AVERAGE OF 1.28 GALLONS WHEN TESTED IN ACCORDANCE WITH ANSI TESTING PROCEDURES

3. THE MAXIMUM VOLUME OF WATER PER FLUSH FROM A URINAL AND THE ASSOCIATED FLUSH VALVE, IF ANY, SHALL NOT EXCEED AN AVERAGE OF ONE GALLON WHEN TESTED IN ACCORDANCE WITH ANSI TESTING PROCEDURES

SPECIAL NOTICE TO CONTRACTORS

1. ALL CONTRACTORS (GENERAL CONTRACTOR AND SUB-CONTRACTORS) BIDDING THIS PROJECT ARE REQUIRED TO VISIT THE JOB SITE AND VERIFY THE EXISTING CONDITIONS PRIOR TO SUBMITTING THEIR BID. CONTRACTORS ARE TO CAREFULLY REVIEW ALL CONSTRUCTION DOCUMENTS AND NOTE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE CONDITIONS OBSERVED AT THE JOB SITE PRIOR TO SUBMISSION OF ANY BID. THE BUILDING OWNER REPRESENTATIVE LISTED BELOW MAY BE CONTACTED FOR ACCESS TO THE JOB SITE.

2. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING THE LOCATION AND CONDITION OF ALL POINTS OF CONNECTION, LOCATION AND CONDITION OF ALL BUILDING (ROOF/FLOOR/CEILING) PENETRATIONS, LOCATION AND CONDITION OF ALL UTILITIES AND BUILDING SYSTEMS INCLUDING, BUT NOT LIMITED TO, GAS, WATER, SEWER, VENT, ELECTRICAL, BUILDING MECHANICAL SYSTEMS, DUCT CONNECTIONS, EXHAUST/OUTSIDE AIR CONNECTIONS, SECURITY, FIRE ALARM, DATA, AND PHONE PRIOR TO SUBMISSION OF THEIR BID.

3. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE CONDITIONS OBSERVED SHALL BE BROUGHT TO THE ATTENTION, IN WRITING, TO THE ARCHITECT AND/OR ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

6-NOTE THAT ALL PLUMBING VENTS SHALL TERMINATE NOT LESS THAN 6" ABOVE ROOF NOR LESS THAN 1' FROM ANY VERTICAL SURFACE. VENTS SHALL TERMINATE NOT LESS THAN 10" FROM OR 3' ABOVE ANY WINDOW, DOOR OPENING AIR INTAKE, OR VENT SHAFT NOR 3' FROM LOT LINE. (2022 CPC 906) IF WATER PRESSURE EXCEEDS 80 PSI, AND EXPANSION TANK AND AN APPROVED PRESSURE REGULATOR SHALL BE INSTALLED. (2022 CPC608.2)

NON-REMOVABLE BACK FLOW PRE-VENTER OR BIBB-TYPE VACUUM BREAKER WILL BE INSTALLED ON ALL EXTERIOR HOSE BIBS. (2022 CPC603.4.7)

HOT WATER RE-CIRCULATING SYSTEM IS INSTALLED, THE ENTIRE LENGTH OF HOT WATER PIPES SHALL BE INSULATED. (2008 CALIFORNIA ENERGY REGULATIONS 151(F)(3))

FROST WATER PIPE FROM THE WATER HEATER TO THE KITCHEN WILL BE INSULATED. (2008 CALIFORNIA ENERGY REGULATIONS 151(F)(8) D)

PLUMBING SPECS
SCALE :NTS



NEW RESIDENCE
ST. E AVE. LANCASTER, CA 93535
APN: 3350-008-052

Project Name and Address:

Seal:

Revision Notes:

Date	Description

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PLUMBING
SPECS

Scale: NTC

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Revision Notes:

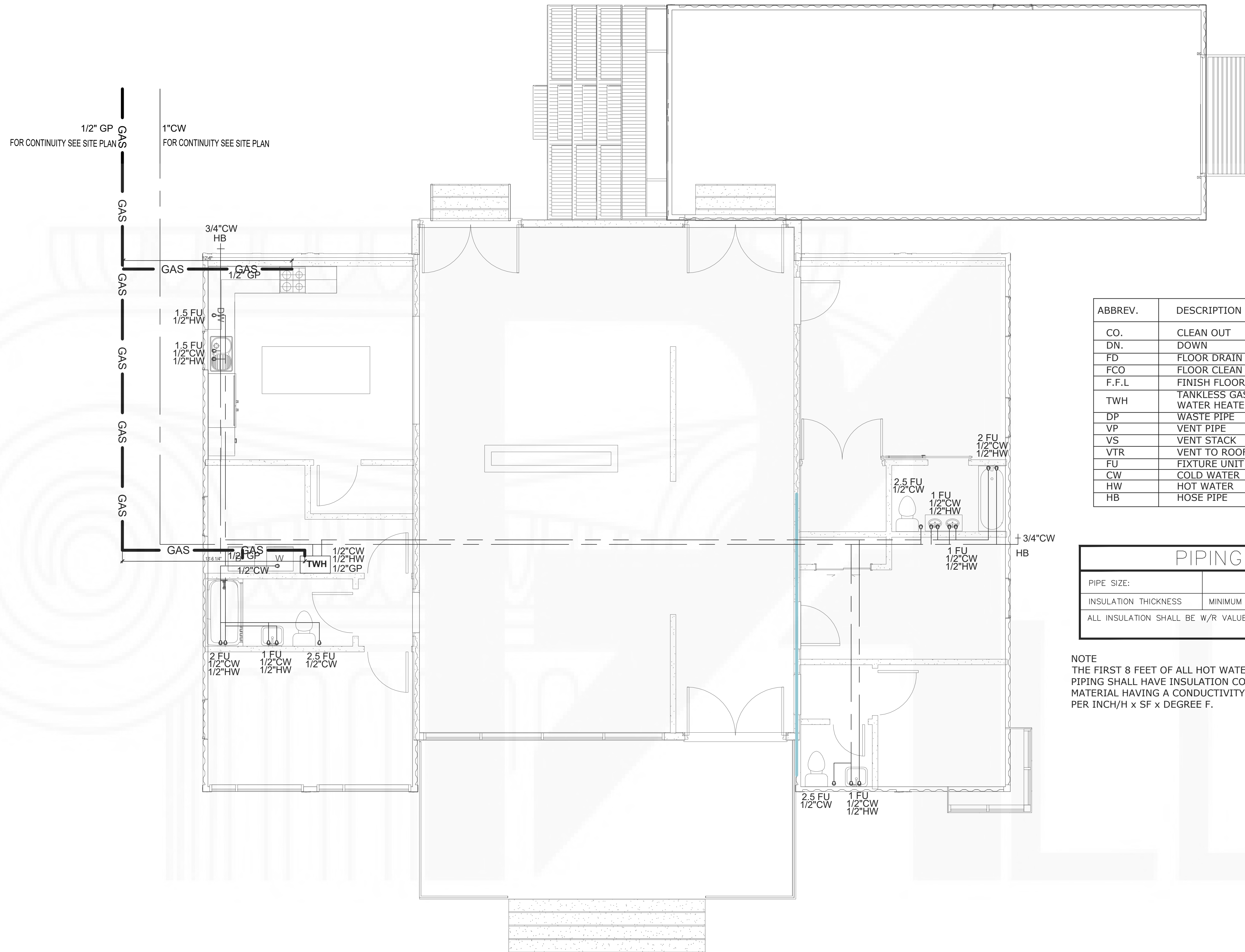
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WATER SUPPLY PLAN

FEB. 03, 2023

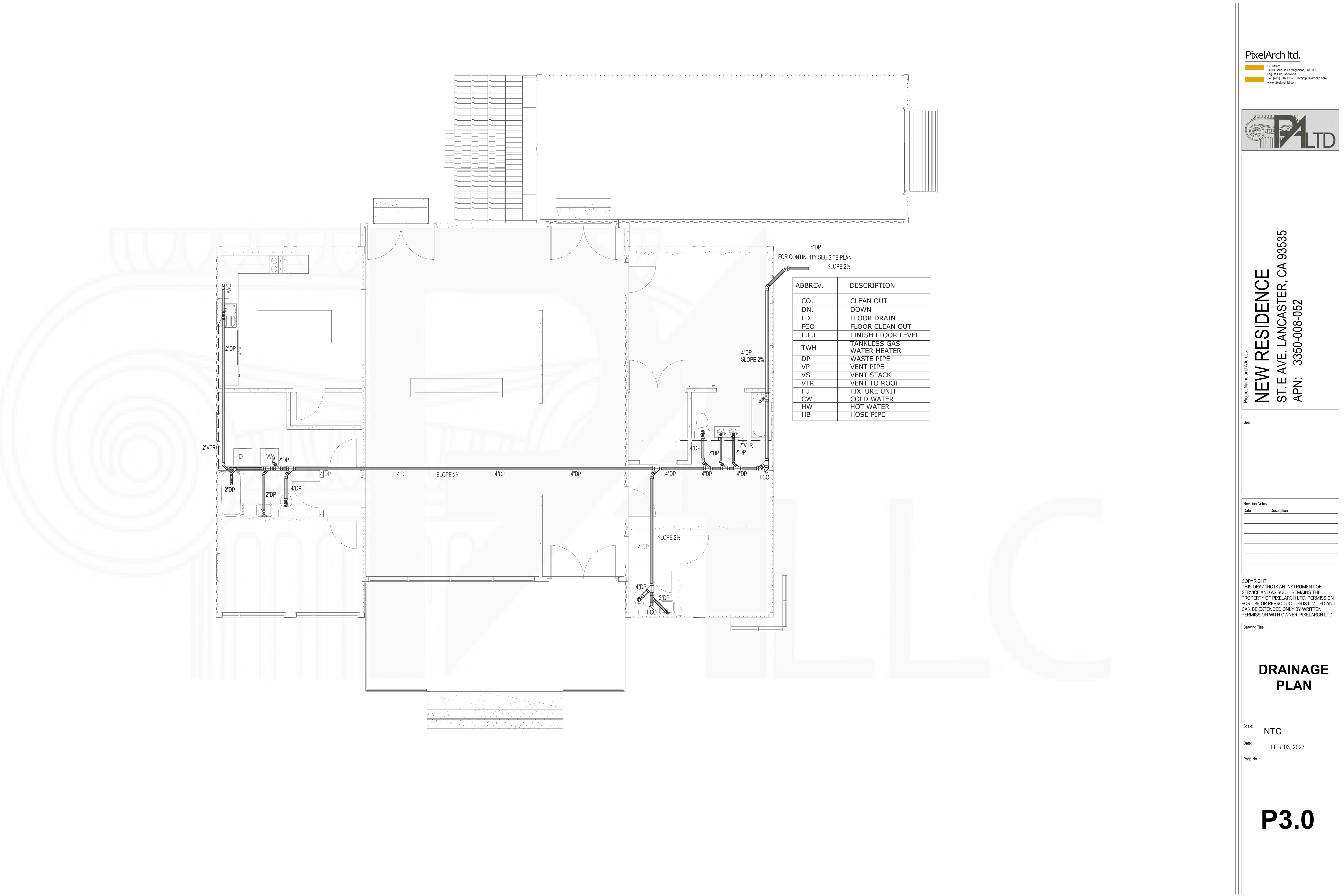
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ABBREV.	DESCRIPTION
CO.	CLEAN OUT
DN.	DOWN
FD	FLOOR DRAIN
FCO	FLOOR CLEAN OUT
F.F.L	FINISH FLOOR LEVEL
TWH	TANKLESS GAS WATER HEATER
DP	WASTE PIPE
VP	VENT PIPE
VS	VENT STACK
VTR	VENT TO ROOF
FU	FIXTURE UNIT
CW	COLD WATER
HW	HOT WATER
HB	HOSE PIPE

PIPING INSULATION SCHEDULE			
PIPE SIZE:	UP TO 1.5"	1.5" AND LARGER	
INSULATION THICKNESS	MINIMUM PIPE DIAMETER SIZE	2"	
ALL INSULATION SHALL BE W/R VALUES OF 4.0 TO 4.6			

NOTE
THE FIRST 8 FEET OF ALL HOT WATER & TEMPERED HOT WATER
PIPING SHALL HAVE INSULATION CONSISTING 0.5 INCH OF
MATERIAL HAVING A CONDUCTIVITY NOT EXCEEDING 0.27 BTU
PER INCH/H x SF x DEGREE F.



Project Name and Address:

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**DRAINAGE
PLAN**

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NTC

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GAS RISER DIAGRAM

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets, residential	1.2 gpm @ 60 psi
Lavatory Faucets, nonresidential	0.4 gpm @ 60 psi
Kitchen faucets	1.5 gpm @ 60 psi
Wash fountains	1.8 gpm for every 20 in. of rim space @60 psi
Metering faucets	0.2 gallons/cycle
Metering faucets for wash fountains	0.2 gpm for every 20 in. of rim space @ 60 psi
Gravity tank type water closets	1.28 gallons/flush
Flushometer tank water closets	1.28 gallons/flush
Flushometer valve water closets	1.28 gallons/flush
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified



ISLAND SINK VENT



8 HANGER FOR WATER PIPING





Residential/Commercial Gas
Tankless Water Heaters

TANKLESS HIGH EFFICIENCY
CONDENSING WATER HEATERS

Ultra-Low NOx gas tankless water heaters with condensing technology featuring an unprecedented 0.95 Energy Factor which lowers operating costs and is environmentally friendly.

FEATURES:

CONTINUOUS MAXIMUM FLOW
RATES UP TO 10.0 GPM

ENERGY STAR® QUALIFIED

AVAILABLE IN NATURAL GAS OR
PROPANE (LP)

540 MODELS

- Can be used in residential and commercial applications
- Easy-link up to 4 heaters
- Multi-link up to 20 heaters

INDOOR MODEL

- Includes integrated temperature controls and advanced diagnostics to simplify troubleshooting

- Factory-installed power cord

OUTDOOR MODEL

- Includes a wall mount temperature remote controller and advanced diagnostics to simplify troubleshooting

DURABLE HEAT EXCHANGER:

- Primary heat exchanger is constructed of a commercial-grade copper that is more resilient to erosion. Copper is 25x better at heat transfer than stainless steel thus stabilizing outgoing water temperatures quicker.
- Secondary Heat Exchanger is made of Type 316L Stainless Steel to protect against corrosion.

COMMON VENT UP TO 8 UNITS

COMPLIES WITH LEAD FREE
STANDARDS

SAFETY FEATURES:

- Air-Fuel Ratio (AFR) Sensor
- Exhaust & Water Temperature Safety Control
- Overheat Cut-Off Fuse

INTERNAL FREEZE PROTECTION
SYSTEM

POWER DIRECT VENT DESIGN

- Category III or IV venting can be used
- Exhaust, 3" PVC Venting up to 70 Feet or 4" PVC Venting up to 100 Feet
- Provides flexible venting with PVC, CPVC, or ABS Pipe for Intake and Exhaust (solid core only). Canadian Installations Require ULCS636 Listed PVC or CPVC Pipe for Venting.

ACCESSORIES

- Pipe Cover
- Neutralizer Kit
- Isolation Valve Kits
- Concentric Termination
- Product Preservers® Anti-Scale System
- Multi-Unit Controller (540 Model Only)
- Commercial Remote Temperature Control (540 Model Only)

WARRANTY

- 15-year limited warranty on heat exchanger in residential applications
- 6-year limited warranty on heat exchanger in commercial applications
- 5-year warranty on all parts

INDOOR MODELS
ATI-240, ATI-340, ATI-540



OUTDOOR MODELS
ATO-240, ATO-340, ATO-540



Residential/Commercial Gas
Tankless Water Heaters

TANKLESS HIGH EFFICIENCY CONDENSING MODELS

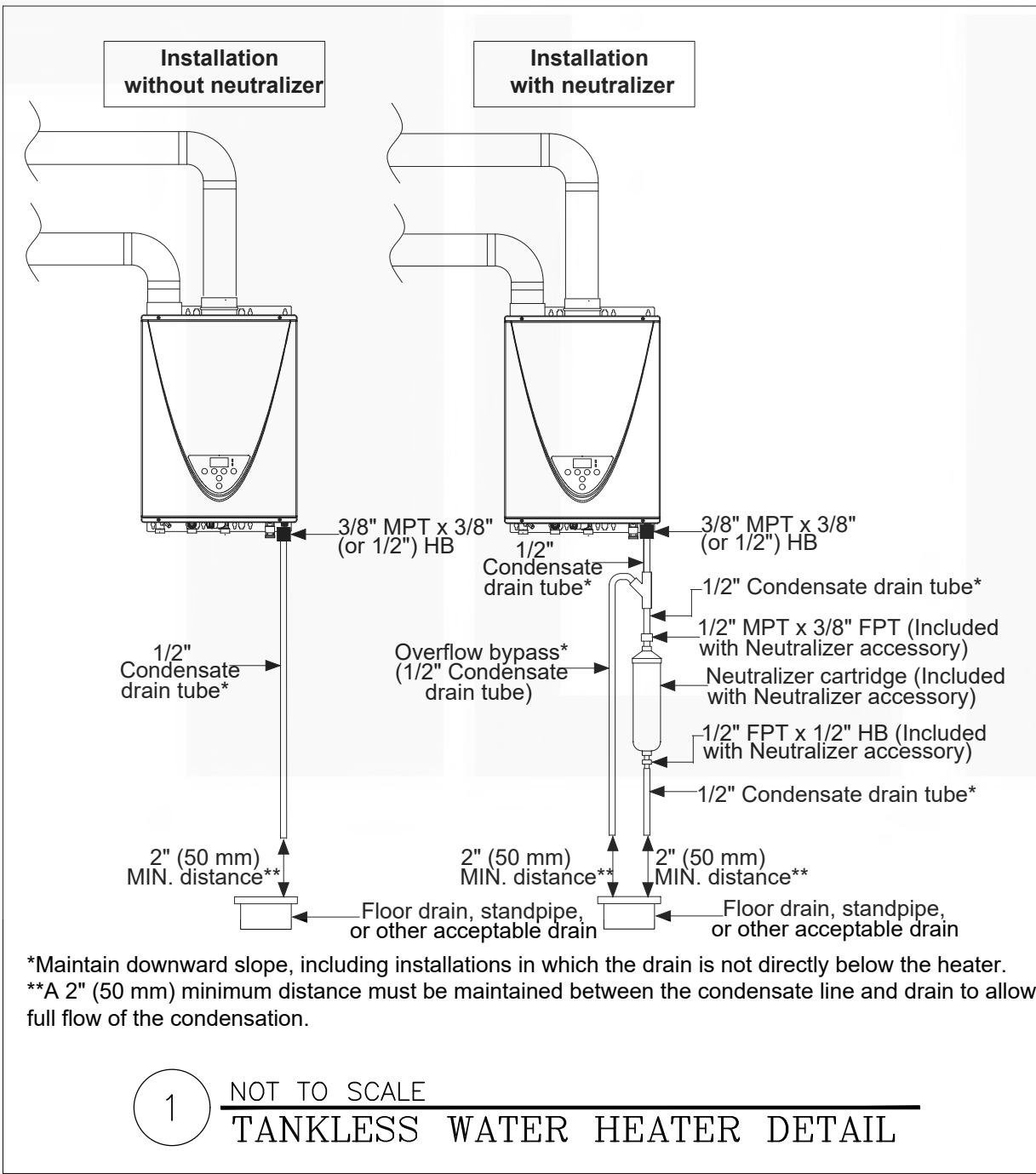
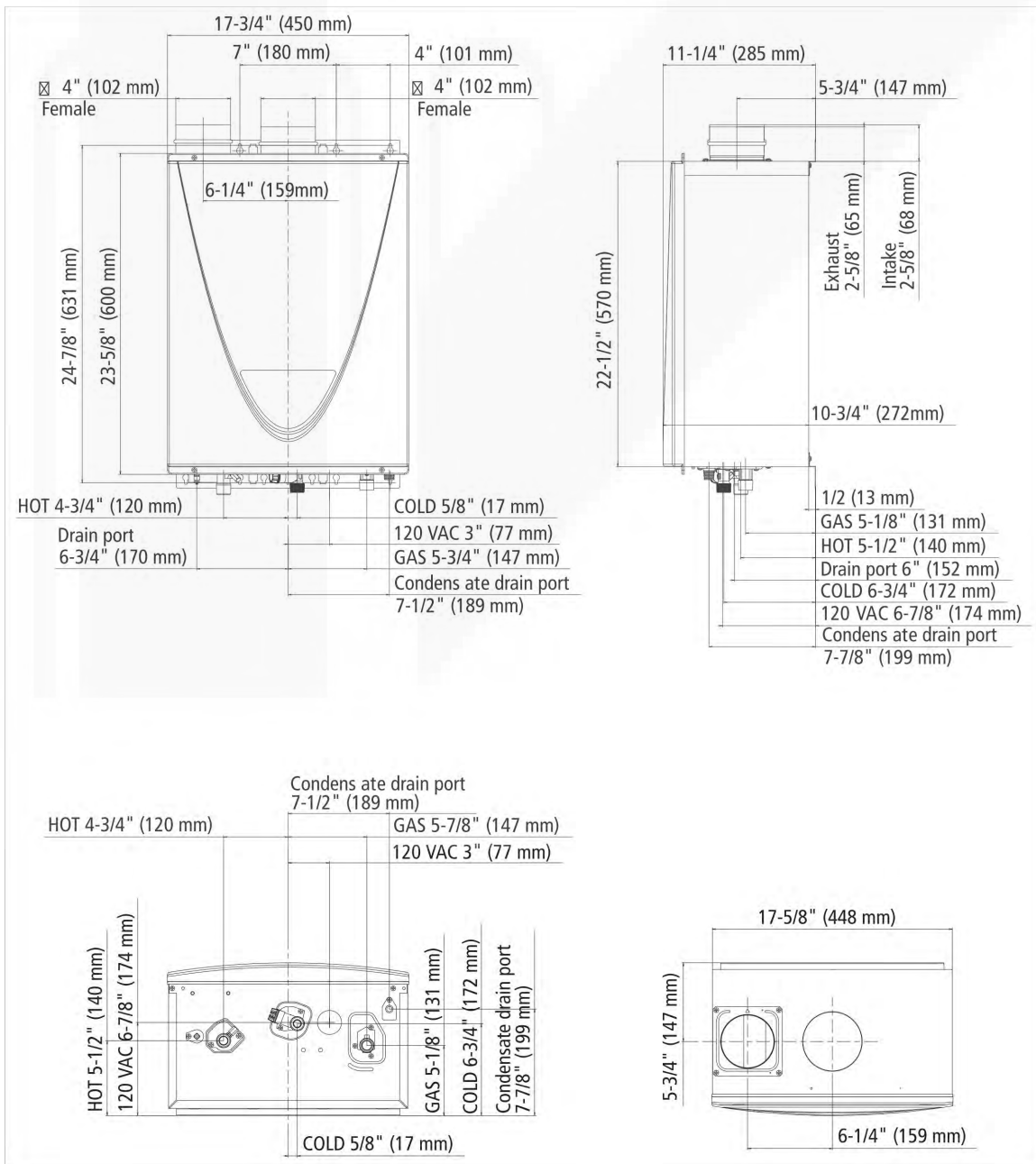
Model Number	Type	Gas Consumption Input		Inlet Gas Pressure		Energy Factor (EF)	Maximum GPM*	Hot/Cold Connections	Gas Connection	Dimensions in Inches			Unit Weight (lbs)
		Minimum BTU/H	Maximum BTU/H	Minimum in. W.C.	Maximum in. W.C.					Height	Width	Depth	
Indoor Models													
ATI-240H-N	Natural	15,000	160,000	4.0	10.5	0.95	6.6	3/4" NPT	3/4" NPT	23-5/8"	17-3/4"	11-1/4"	58
ATI-240H-P	Propane	13,000	160,000	8.0	14.0	0.95	6.6	3/4" NPT	3/4" NPT	23-5/8"	17-3/4"	11-1/4"	58
ATI-340H-N	Natural	15,000	180,000	4.0	10.5	0.95	8	3/4" NPT	3/4" NPT	23-5/8"	17-3/4"	11-1/4"	58
ATI-340H-P	Propane	13,000	180,000	8.0	14.0	0.95	8	3/4" NPT	3/4" NPT	23-5/8"	17-3/4"	11-1/4"	58
ATI-540H-N	Natural	15,000	199,000	4.0	10.5	0.95	10	3/4" NPT	3/4" NPT	23-5/8"	17-3/4"	11-1/4"	59
ATI-540H-P	Propane	13,000	199,000	8.0	14.0	0.95	10	3/4" NPT	3/4" NPT	23-5/8"	17-3/4"	11-1/4"	59
Outdoor Models													
ATO-240H-N	Natural	15,000	160,000	4.0	10.5	0.95	6.6	3/4" NPT	3/4" NPT	23-5/8"	17-3/4"	11-1/4"	58
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15-150 PSI Water Pressure. 40 PSI or above recommended for maximum flow.
*Current numbers based on factory testing. 0.5 GPM for activation; 0.4 GPM required for continuous fire after initial ignition.
Indoor models are certified from sea level to 10,100 ft. elevations. Outdoor models are certified from sea level to 6,000 ft. elevation.



Residential/Commercial Gas
Tankless Water Heaters

INDOOR MODEL



*Maintain downward slope, including installations in which the drain is not directly below the heater.
**A 2" (50 mm) minimum distance must be maintained between the condensate line and drain to allow full flow of the condensation.

1 NOT TO SCALE
TANKLESS WATER HEATER DETAIL

PixelArch Ltd.

US Office:
24001 Calle De La Magdalena, unit 3896
Laguna Hills, CA 92653
Tel: (415) 318 7162 info@pixelarchltd.com
www.pixelarchltd.com



Project Name and Address:

NEW RESIDENCE
ST. E AVE. LANCASTER, CA 93535
APN: 3350-008-052

Seal:

Revision Notes:

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WATER
HEATER
DETAILS

Scale:

NTC

Date:

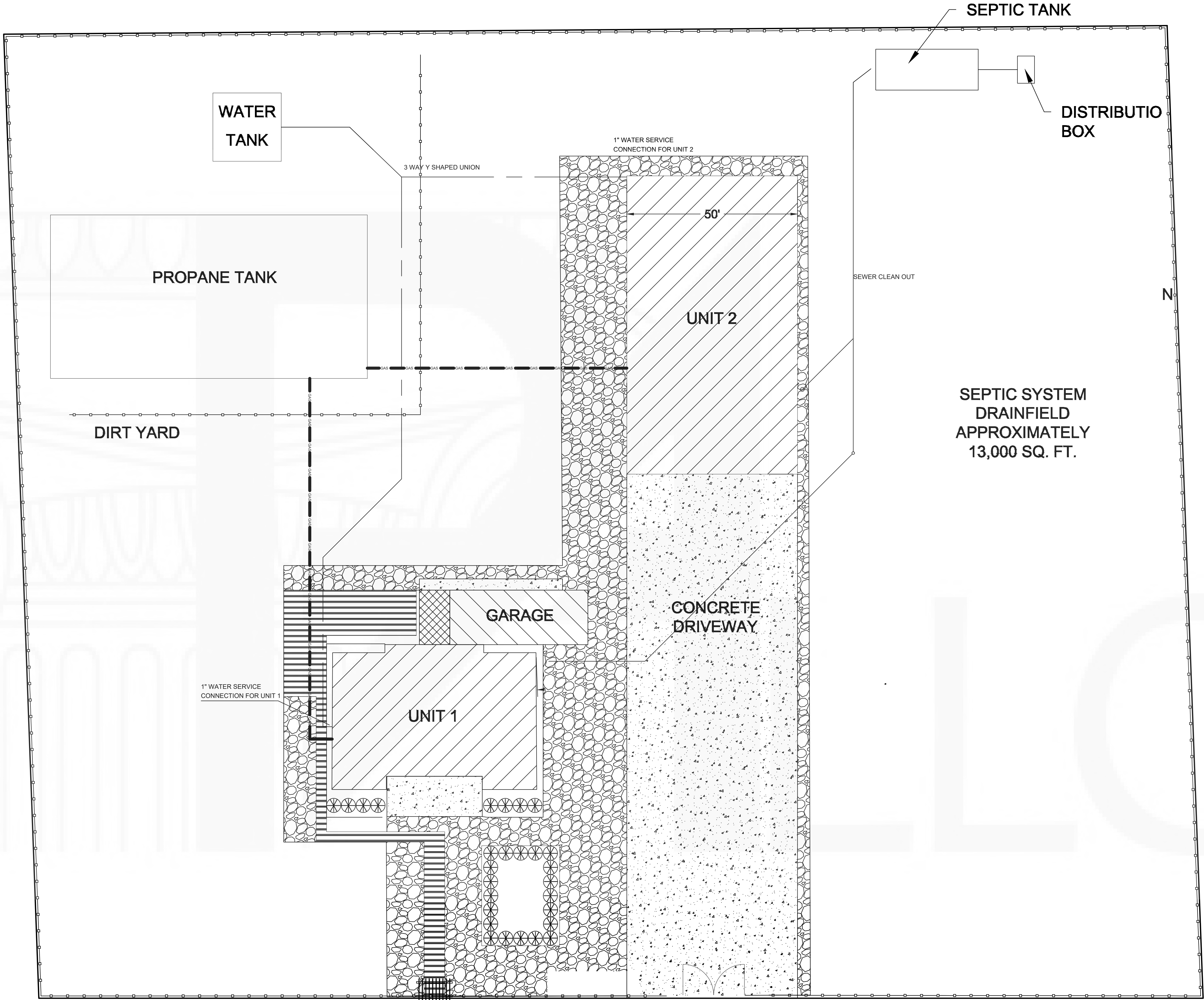
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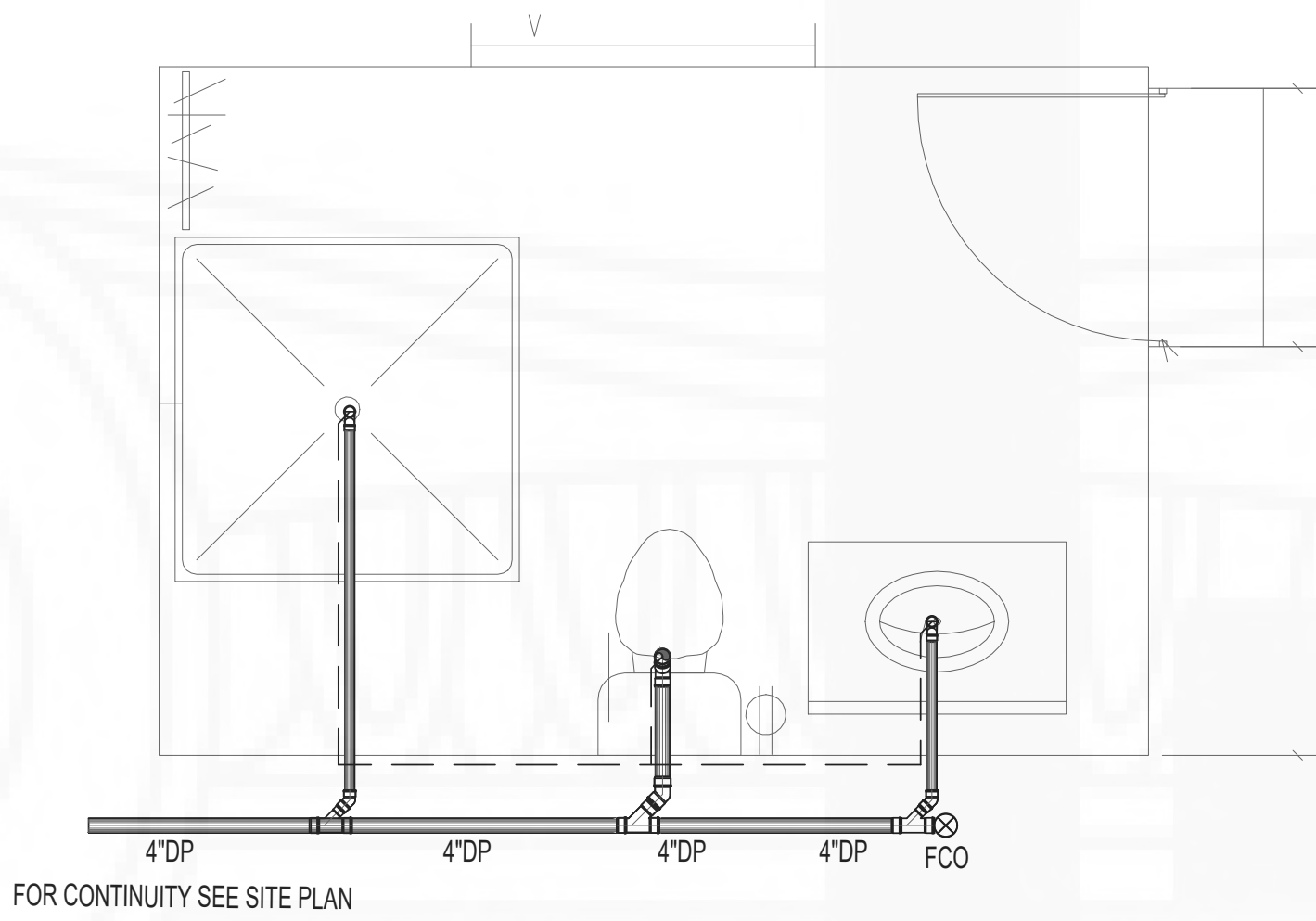
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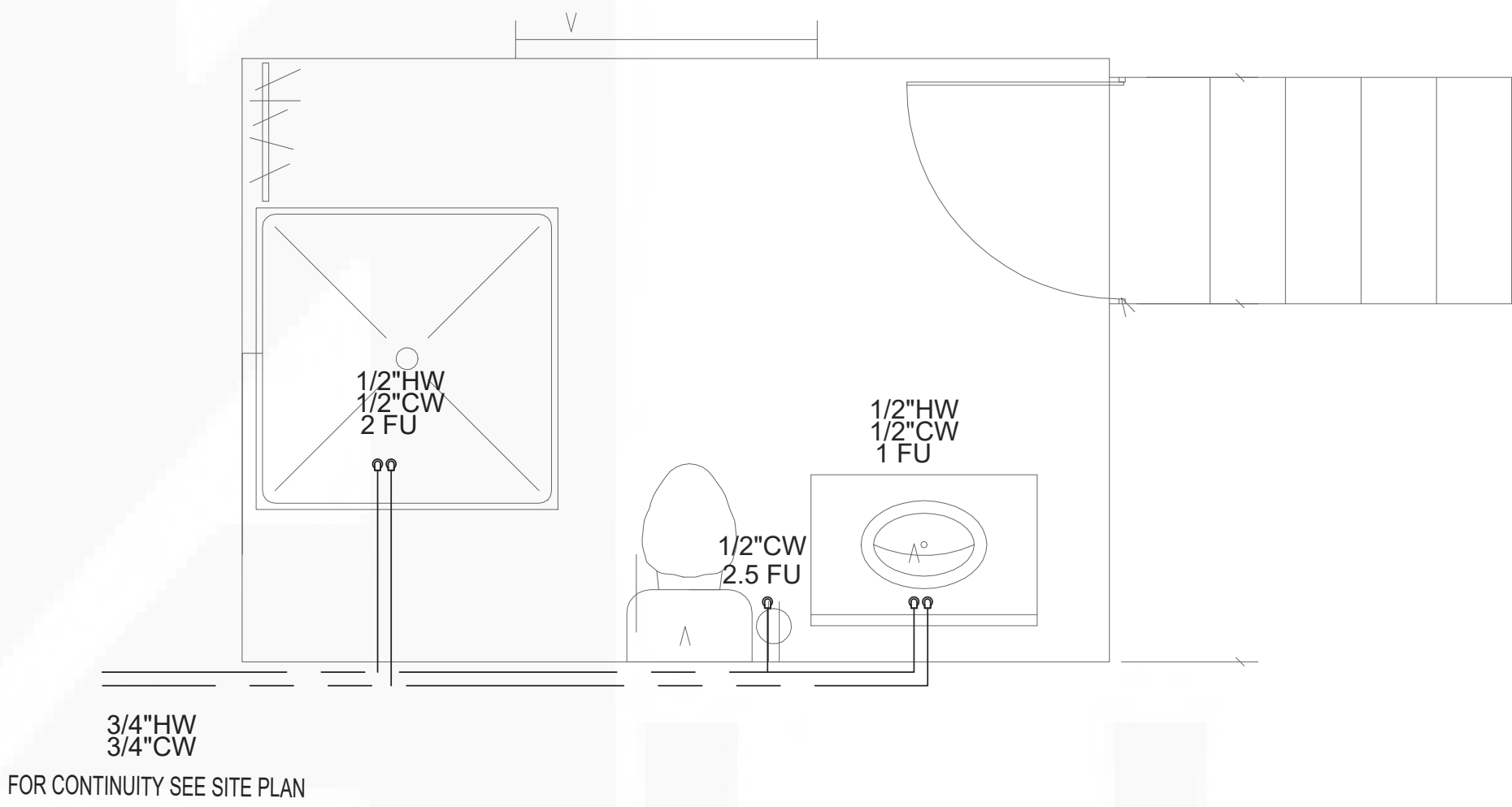
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DRAINAGE PLAN



WATER SUPPLY PLAN



Project Name and Address:

NEW RESIDENCE
ST. E AVE. LANCASTER, CA 93535
APN: 3350-008-052

Seal:

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